

Public Building Commission of Chicago



Meeting Minutes

May 14, 2024

2:30 PM

Regular Meeting of the
Board of Commissioners of the
Public Building Commission of Chicago
In the Second Floor Board Room,
Richard J. Daley Center

Board of Commissioners

Brandon Johnson, Chairman

Samuel Wm. Sax

Toni Preckwinkle

Arnold Randall

Jose G. Maldonado, Jr.

David Todd Whittley

James F. Ellis, Jr.

Myetie H. Hamilton

Kari K. Steele

Jianan Shi

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD IN THE SECOND FLOOR BOARD ROOM
RICHARD J. DALEY CENTER
ON MAY 14, 2024 AT 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
James F. Ellis, Jr.
Myetie H. Hamilton
Jose G. Maldonado, Jr.
Toni Preckwinkle
Samuel Wm. Sax
Kari K. Steele
David Todd Whittley - 8

Attendees present were:

Ray Giderof, Acting Executive Director

J. Beatty	T. Hughes	K. Newman
G. Blakemore	J. Jackson	B. Payne*
J. Borkman	G. Johnson	M. Robinson
P. Doyle	J. Joiner	K. Sanders
L. Giderof	K. LeJeune	T. Foucher-Weekley
K. Gohil	Z. Leigh	A. Wiggins
S. Gohil	L. Lypson	M. Witry
C. Griggs	R. Manning*	
G. Herrera	P. Montenegro	

***Remote Participation**

The meeting was called to order by the Chairman and the presence of a quorum was established.

Thereupon, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. The Acting Executive Director summarized the guidelines for comments established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011 and admonished the speakers that comments of a personal nature or that were disrespectful under the anti-harassment rules would not be tolerated. The following persons had previously

registered to provide comments during the public participation period: Zoe Leigh; Jessica Jackson; Theresa “TJ” Hughes; George Blakemore; and Kenneth Newman. Zoe Leigh provided comments regarding real estate allegedly owned by her family that was involved in a demolition proceeding and pending litigation in federal court. Jessica Jackson provided comments regarding real estate allegedly owned by her mother that was involved in legal proceedings in probate court and federal court. Theresa “TJ” Hughes spoke to advocate for Black and women contractors and discussed the city’s procurement department. George Blakemore provided comments regarding a traumatic incident that allegedly occurred to him, racism and the need for representation of Black people. Kenneth Newman provided comments regarding the artificial turf field at Michelle Clark High School, the need for additional athletic facilities at various locations throughout the City of Chicago and parking accessibility for athletic and other school events at the LaSalle Language Academy.

The next item on the agenda was consideration of approval of the minutes of the Rescheduled Meeting of the Board of Commissioners held on April 8, 2024. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the April 8, 2024 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on May 8, 2024. Commissioner Maldonado’s report regarding the AO Committee meeting is summarized as follows:

The Director of Procurement reported on two (2) task order awards for Specialty Consultant Material Testing Services to a previously appointed firm. He also provided the following reports:

- Appointment of a firm to provide Construction Manager at Risk Services for the Malcolm X College West Side Learning Center Addition and Renovation Project.
- Appointment of a firm to provide Design Architect Services for the Malcolm X College Learning Center.
- Bid opening for the CDOT Capital Program at seven alley locations for Package 1.

The Acting Executive Director reported on a Field Order for one project and reported on various outreach opportunities.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto as **Exhibit “A”**.

The next item on the agenda was a report by Acting Executive Director Ray Giderof regarding reports, development status and other matters. His report included several outreach meetings that the Public Building Commission had attended or hosted as well as anticipated future events. Acting Executive Director Giderof reported that, on April 9, 2024, the Public Building Commission participated in the 2024 Cook County Summit held at the University of Illinois – Chicago (UIC). He noted that the Summit was well attended and provided an opportunity for contractors, developers, vendors and suppliers to learn about opportunities to work with Cook County. Next, Acting Executive Director Giderof reported that representatives of the Public Building Commission attended the Chicago Business Opportunity Day conference hosted by the Chicago Minority Supplier Development Council. This event provided an opportunity to bring the PBC, Assist Agencies, contractors and vendors together for introductions and to share information. Next, Acting Executive Director Giderof reported that on April 25, 2024, the Public Building Commission hosted its third Morgan Shoal Community Meeting with its partners at the Chicago Park District, Chicago Department of Transportation, U.S. Army Corps of Engineers along with Fourth (4th) Ward Alderman Lamont Robinson, Fifth (5th) Ward Alderman Desmond Yancy and President Toni Preckwinkle. He expressed appreciation for neighborhood residents who also participated. It was anticipated that the next community meeting will be held in June 2024. Next, Acting Executive Director reported that he made a presentation on behalf of the Public Building Commission at the U.S. General Services

Administration's project management training forum at the Union League Club. This event provided an opportunity to share information regarding the Public Building Commission's community engagement process throughout the construction of a project. Next, Acting Executive Director Giderof reported that the Public Building Commission hosted its inaugural Connection Session with Pre-qualified General Contractors and Pre-approved Job Order Contracting (JOC) firms at Malcolm X College on May 2, 2024. This event focused on upcoming opportunities and doing business with the PBC which encouraged on-site networking with PBC's Pre-Qualified General Contractors, Pre-Approved Job Order Contracting (JOC) firms, MBE/WBE firms, subcontractors, vendors, suppliers and assist agencies. The Connection Session was attended by over 100 participants including subcontractors that are new to the PBC. Most importantly, directors and students from Dawson Technical Institute were able to meet with general contractors to discuss employment opportunities. Hosting the event was a commitment made by the PBC at the Assist Agencies Roundtable Meeting. The next Round Table Meeting with assist Agencies is scheduled for June 27, 2024. Finally, Acting Executive Director Giderof reported that an in-person Community Hiring Event for the Kenwood Academy Link and Mechanical Project will be held on May 20, 2024, at Harris Park and a Virtual Community Hiring Session will be held on May 29, 2024. These events will provide opportunities for general contractors and subcontractors to meet with community residents interested in working on the project.

During the discussion that ensued, Commissioner Sax noted that there was anticipation of immediate work from the outreach engagements and the importance of letting participants know the time schedule for the projects. Acting Executive Director Giderof that the Connection Session was held to "connect" general contractors with prospective employees and that ten (10) firms had tables to provide information. Also, information was provided regarding opportunities that may be available on current and pending or future projects.

The next item on the agenda was consideration of approval to award Contract C1607 for the Chicago Department of Transportation Capital Program – Alleys (Various Locations) – Package 1 (“Project”). Acting Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors eligible to bid on the Project were invited to submit bids. On May 7, 2024, sealed bids were received from three (3) contractors. Following a review of the bid documents, it was recommended that Contract C1607 be awarded to Summit Construction Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8723

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1607, Chicago Department of Transportation Capital Program – Alleys (Various Locations) – Package 1 (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Sumit Construction Company, Inc.	\$2,874,628.50	\$2,713,649.30
Capitol Cement Company, Inc.	\$3,355,673.38	\$3,178,829.39
MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company	\$4,575,975.00	\$4,319,720.40

WHEREAS, the bid of Sumit Construction Company, Inc. was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Sumit Construction Company, Inc. has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company, corporate surety, authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. C1607 be awarded to Sumit Construction Company and that Travelers Casualty and Surety Company, the proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby awards to Sumit Construction Company, Contract C1607 for the Chicago Department of Transportation Capital Program – Alleys (Various Locations) – Package 1 pursuant to the terms thereof for the total contract price of \$2,874,628.50 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. C1607, subject to the completion and delivery to the Commission of said form of bond by Sumit Construction Company, Inc. and Travelers Casualty and Surety Company, as surety, in the principal amount of \$2,874,628.50 and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Mayor Brandon Johnson; James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whitley - 8

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval to appoint a firm to provide Construction Management at Risk Services for the West Side Learning Center Annex and Renovation Project located at 4624 West Madison Street (Project). The Acting Executive Director advised the Commissioners that five (5) submissions were received by the Public Building Commission in response to a public advertisement for Request for Proposals for Construction Management at Risk Services for the Project. An Evaluation Committee comprised of representative from the City Colleges of Chicago and the Public Building Commission

reviewed the initial submissions based on commitment to schedule and budget, project and relevant experience, qualifications and experience of key personnel, student engagement and hiring approach, and demonstrated commitment to MBE/WBE participation. Following evaluation of the submissions, three (3) firms were invited to interview. By consensus of the Evaluation Committee, GMA Construction Group (GMA), a Minority Business Enterprise firm, was recommended for appointment at the Construction Manager at Risk for the Project. GMA has committed to partner with the Public Building Commission and City Colleges of Chicago to work with diverse and experienced trade subcontractors while meeting or exceeding the MBE/WBE goals, as well as student engagement and hiring and sponsorship of students into the union within thirty (30) days of the Notice to Proceed. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 8724

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints GMA Construction Group, a MBE firm, to provide Construction Management at Risk services for the Malcolm X College West Side Learning Center Addition and Renovation Project located in at 4624 West Madison Street pursuant to the negotiation of a Guaranteed Maximum Project (GMP) contract with a Construction Manager's fee which will be a percentage of the total value of Construction which includes: pre-construction services, cost of construction, allowances, construction management at risk contingency, and PBC contingency.

BE IT FURTHER RESOLVED that the Acting Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson; James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley - 8

Commissioners voting in the negative:

None

Commissioner Preckwinkle, Commissioner Whittley, Commissioner Sax, and Commissioner Ellis commended GMA on the appointment.

The final item on the agenda was consideration of approval to appoint a firm to provide Design Architect Services for the Malcolm X College Learning Center Project located in Washington Park. Acting Executive Director Giderof advised the Commissioners that the PBC in collaboration with the City of Colleges recommended the appointment of Interactive Design, Inc., d/b/a Interactive Design Architects, a Minority Business Enterprise and Women Business Enterprise, as Design Architect for the Project. This recommendation was based upon a review of the qualifications of Architects and Engineers enrolled in PBC's Architect and Engineer Record (AOR/EOR) Letters of Interest (LIQ) Database of firms interested in providing AOR/EOR Services to the PBC. The recommendation was based upon the review of the qualifications of firms enrolled in the LIQ Database that have demonstrated the following: recent and relevant experience with design of educational buildings; knowledgeable and experienced staff; commitment to maximizing the utilization of MBE and WBE firms; and successful execution of similar projects. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8725

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Interactive Design, Inc. d/b/a Interactive Design Architects, an MBE/WBE firm, to provide design architect services for the Malcolm X College Learning Center Project located in Washington Park pursuant to the issuance of a Task Order based AOR Master Agreement in an amount not to exceed Ten Million (\$10,000,000).

BE IT FURTHER RESOLVED that the Acting Executive Director and appropriate officials of the Public Building Commission are hereby authorized

and directed to undertake such actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson; James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Samuel Wm. Sax,
Kari K. Steele and David Todd Whitley - 8

Commissioners voting in the negative:

None

Commissioner Sax commended the staff’s work on this selection. Commissioner Preckwinkle commented that this project is on the south side of Chicago and will provide opportunities for young people to gain experience in health care fields.

There being no further business to come before the Board of Commissioners, the meeting was adjourned.

Secretary

APPROVED:

Chairman



May 14, 2024

Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
pbcchicago.com

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

BOARD OF COMMISSIONERS

- Chairman
BRANDON JOHNSON
Mayor
City of Chicago
- SAMUEL Wm. SAX
Chairman
Financial Relations, Inc.
- TONI PRECKWINKLE
President
Cook County Board of Commissioners
- Treasurer
ARNOLD RANDALL
Executive Director
Gaylord and Dorothy Donnelley
Foundation
- JOSÉ G. MALDONADO, JR.
Business Representative/Organizer
Chicago Regional Council of Carpenters
- DAVID TODD WHITTLEY
Bishop
Corinthian Temple Church of God in
Christ
- JAMES F. ELLIS, JR.
Retired
Laborers' Local 1001
- MYETIE H. HAMILTON
President
Chicago Park District
- KARI K. STEELE
President
Metropolitan Water Reclamation
District of Greater Chicago
- JIANAN SHI
President
Chicago Board of Education
- RAY GIDEROFF
Acting Executive Director
Public Building Commission
- MARY PAT WITRY
Secretary
- JESSICA HIGGINS
Assistant Secretary
- TANYA FOUCHER-WEEKLEY
Assistant Treasurer

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Construction Material Testing & Inspection Services, among others. In December 2015 the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in this category among others.

In February 2016, a random lottery by category was conducted to establish the rotation to accommodate the recent addition of firms. As services are required, the rotation determines the firm to which a request for pricing is issued. Proposals are reviewed and evaluated for experience, expertise of staff, capacity, past performance, plan of action proposed, and pricing. Upon approval, PBC staff issues a task order against the successful firm's term contract.

Staff respectfully submits the attached report of recent Specialty Consultant Service task order awards.

Sincerely

James L. Borkman
Director of Procurement



Task Orders Awarded against Term Contracts

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

May 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
2	Material Testing	\$ 59,282.00
		\$ 59,282.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Joint Public Safety Training Campus (JPSTC) Ph. 1A - Outlot Restaurant	Material Testing	Consulting	Interra, Inc.	MBE	\$ 45,007.50
Salt Dome Replacement Facility (Grand Avenue)	Material Testing	Consulting	Interra, Inc.	MBE	\$ 14,274.50



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www.pbcchicago.com

Chairman
 BRANDON JOHNSON
 Mayor
 City of Chicago

Acting Executive Director
 RAY GIDEROF

Exhibit A.

April 29, 2024

Via E-Mail: dsrao@interraservices.com

Sudhakar Rao Doppalapudi
 Interra, Inc.
 600 Territorial Drive, Suite G
 Bolingbrook, IL 60440

RE: Contract / Task Order
Number: 04000-01A-PS2065E-002
Project Number and Name: 04000-01A Joint Public Safety Training
 Campus (JPSTC) Ph. 1A - Outlot Restaurant
 Area
Services: Construction Material Testing & Inspection
User Agency: Department of Fleet and Facility Management

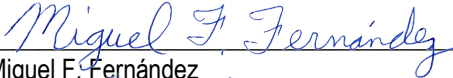
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2065E for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Interra, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Interra, Inc.'s revised Task Order proposal, dated October 31, 2023. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$45,007.50 Lump Sum Fee for additional Construction Material Testing & Inspection Services – To provide Cast In Place Concrete, Thermal and Moisture Protection Field Testing & Inspection and Earthwork Field Testing & Inspection.

The value of this Task Order is a lump sum fee of \$45,007.50 for Construction Material Testing & Inspection Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



 Miguel F. Fernández
 Senior Procurement Coordinator

04/29/2024

 Date



 James L. Borkman
 Director of Procurement

04/30/2024

 Date



Memorandum

Date: April 23, 2024
To: James Borkman
Director of Procurement
From: Mark Lindstrom
Project Manager
Distribution: M. Fernandez, PBC

File Code: 04000-01A:03.04.07.01
Subject: JPSTC Phase 1A
Interra, Inc.
Independent Testing Laboratory (ITL)

I have completed my review of the proposal submitted by Interra, Inc. to perform the following: Required Construction Material Testing and Inspection Services during the Construction phase.

Interra submitted a proposal, in the lump sum amount of \$45,007.50, to complete the scope of work.

Based on the review, I am recommending that Interra be selected to complete the work, due to the following:

- Provided a clear understanding of the project requirements,
- Project management and staffing plan;
- Provided fair and reasonable pricing; and
- Previous experience on other PBC projects.

I recommend that Interra, Inc. should be provided a task order, in the lump sum amount of \$45,007.50.

End of Memorandum



Exhibit A.

April 23, 2024

Via E-Mail: dsrao@interraservices.com

Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Acting Executive Director
RAY GIDEROF

Sudhakar Rao Doppalapudi
Interra, Inc.
600 Territorial Drive, Suite G
Bolingbrook, IL 60440

RE: Contract / Task Order
Number: 04021-PS2065E-003
Project Number and Name: 04021 Salt Dome Replacement Facility
(Grand Avenue)
Services: Construction Material Testing & Inspection
User Agency: Department of Fleet and Facility Management

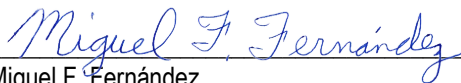
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2065E for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Interra, Inc. The Contract is incorporated herein by reference.


This Task Order acknowledges the Commission's acceptance of Interra, Inc.'s revised Task Order proposal, dated September 18, 2023. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$14,274.50 Lump Sum Fee for additional Construction Material Testing & Inspection Services – Project Management, meetings, and report reviews. Concrete check reinforcement, provide concrete/strength testing for ring road expansion, and CLSM grout. Earthwork compaction testing and observe excavation.

The value of this Task Order is a lump sum fee of \$14,274.50 for Construction Material Testing & Inspection Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

04/23/2024
Date


James L. Borkman
Director of Procurement

04/23/2024
Date



Recommendation of Award – (ITL) Independent Testing Laboratories

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

Date: April 17, 2024

To: James Borkman
Director of Procurement

From: Mark Lindstrom
Director of Construction

Distribution: Miguel Fernandez
04021-03-04-07-01

Subject: Recommendation of Award
New Salt Dome (Grand Ave)
Interra Inc.
(ITL) Independent Testing Laboratory

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Interra Inc. who has been pre-qualified to provide ITL Services as required at the above named Project. We have reviewed the proposal submitted to perform the following ITL services:

On April 05, 2023, Interra Inc. submitted a proposal in the amount of \$15,500 for the additional services required as a result of Bulletin#17 for the ring road remediation work at The Salt Dome. The additional services would consist of site meetings, inspections, oversight, report reviews, collecting and testing concrete cylinders. On November 30th 2023, PBC requested additional backup and billing rates. On September 18, 2023 Interra Inc. provided backup and submitted a detail proposal for the amount of \$14,274.50 which has been approved by PBC. The amount for this contract is being issued as a lump sum amount of \$14,274.50, to complete the scope of work.

Based on the review, we recommend that Interra Inc. be selected to complete the work, due to the following:

- They are capable and have performed Services for similar projects.
- Provided a clear understanding of the project requirements;
- Project management and staffing plan;
- Provided fair and reasonable pricing;
- They have extensive experience in the activities described in the RFP;
- They are a PBC pre-qualified specialty consultant to perform these services;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

Interra Inc. should be assigned a Task Order, in the lump sum amount of **\$14,274.50**

End of Memorandum