

Public Building Commission of Chicago



Meeting Minutes

June 11, 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 JUNE 11, 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
Arnold Randall
Samuel Wm. Sax
Jianan Shi
Kari K. Steele
David Todd Whittley - 10

Attendees present were:

Ray Giderof, Acting Executive Director

J. Beatty	T. Hughes	K. Newman
G. Blakemore	G. Johnson	B. Payne*
J. Borkman	J. Joiner	M. Robinson
C. Coleman	A. Lacherbauer	P. Slaughter
S. Dharani	M. Lange	S. Stults
P. Doyle	Z. Leigh	T. Foucher-Weekley
L. Giderof	L. Lypson	M. Witry
K. Gohil	R. Manning*	B. Zator
G. Herrera	L. Neal	

***Remote Participation**

The meeting was called to order by 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: George Blakemore; Zoe Leigh; Theresa “TJ” Hughes; Kenneth Newman; and Jessica Jackson. George Blakemore provided comments regarding a traumatic incident that allegedly occurred to him, racism and the need for representation of Black people. Zoe Leigh provided comments regarding real estate allegedly owned by her family that was involved in a demolition proceeding. Teresa Hughes provided comments regarding Contract 1608 and contract participation by minority and women business enterprises. Kenneth Newman provided comments regarding the use of bond funds to provide additional athletic facilities at various locations throughout the City of Chicago and complimented the Public Building Commission, Chicago Public Schools and the Chicago Park District for the proposed transfer of the former Mt. Vernon School Annex property to the Chicago Park District.

The next item on the agenda was consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held on May 14, 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 May 14, 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 June 5, 2024. Commissioner Maldonado’s report regarding the AO Committee meeting is summarized as follows:

The Director of Procurement reported on a task order award for Specialty Consultant Environmental Engineering Services to a previously appointed firm. He also provided a report on the Bid Opening for Contract C1608 for the Works Progress Administration (WPA) Street Reconstruction (South Central Park Avenue and East 91st Street).

The Acting Executive Director reported on two (2) Field Orders and provided a recommendation to ratify a Change Order in the credit amount of (\$143,527.85) for the WPA Street Reconstruction Project on Medill Avenue. He also 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”**.

Following consideration of the AO Committee report and upon motion duly made and seconded, the following Resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 8726

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves and ratifies the change order for the Project as indicated on the document entitled, “Proposed Change Order to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “B”**.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Jianan Shi,
Kari K. Steele and David Todd Whittley – 10

Commissioners voting in the negative:

None

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 May 16, 2024, the Public Building Commission attended the Third Annual Airport Expo at the UIC Forum. This event provided information to job seekers, contractors and small business owners regarding contracting and procurement opportunities. On May 20, 2024, the PBC hosted an in-person Community Hiring Event for the Kenwood Academy Link and Mechanical Project. A follow up Virtual Community Hiring Session was held on May 29, 2024. These events provided an opportunity

for general contractors to meet prospective job applicants and share information regarding job opportunities on PBC projects. On May 23, 2024 a presentation was made at the Federation of Women Contractors membership meeting at the East Bank Club to provide updates regarding the PBC including upcoming projects, diversity initiatives and access to PBC Staff.

He then reported on several future events that are being planned. On June 20, 2024, the PBC and its partners (the Chicago Department of Transportation, Chicago Park District, U. S. Army Corps of Engineers) along with the aldermen from the Fourth (4th) and Fifth (5th) Wards will host a Community Open House for the Morgan Shoal Revetment Reconstruction Project. On June 27, 2024, PBC will host the Quarterly Assist Agencies Conference, as part of the PBC's commitment to continue to strengthen partnerships with Assist Agencies and proactively work on strategies to support its partners in assisting small, minority and/or women-owned businesses to enhance outreach efforts.

Acting Executive Giderof then presented to the Commissioners PBC's annual report for 2023 entitled, "Year In Review 23". This comprehensive document showcased the work that is being done by the PBC along with its partners in developing infrastructure throughout the City of Chicago. He advised the Commissioners that PBC's Completed Projects for 2023 included the innovative design and construction of the Joint Public Safety Training Campus – Phase 1A Outlot Restaurant Area, the Annex to the Sauganash Elementary School and the WPA Street Reconstruction Project on Medill Avenue. The three (3) completed projects represented \$53.5 million dollars in investments across the City of Chicago. In 2023, 946 people have earned more than \$9.7 million working on PBC projects. The report also demonstrated PBC's commitment to the development of Minority and Women-Owned Business Enterprises. Projects completed in 2023 total over \$43 million paid to date, with 34.19% or \$14.7 million MBE participation and 13.74% or \$5.9 million WBE participation. The report also stated that two (2) projects achieved

LEED certification in 2023, namely: John Hancock College Prep High School (Silver), and Wendell Phillips High School (Gold). Finally, the report included a summary of the diverse projects in PBC's portfolio on behalf of PBC's partners including the City of Chicago, Chicago Public Schools, Chicago Department of Transportation, the City Colleges of Chicago and the Forest Preserve District of Cook County. Acting Executive Director Giderof noted PBC's commitment to excellence, innovation and community engagement as it continued to deliver high-quality infrastructure projects that meet the evolving needs of Chicago's residents and enhances the City's vibrancy, resilience and sustainability.

At the conclusion of the presentation, the report of the Acting Executive Director was accepted.

The next item on the agenda was consideration of approval of a request from the Board of Education for the Public Building Commission to transfer title to the former Mt. Vernon School Annex property, located at 10542 South Aberdeen Street, to the Chicago Park District. Acting Executive Director advised the Commissioners that the Public Building Commission holds title on behalf of the Board of Education to the former Mt. Vernon School Annex Building property, which has been closed for several years and is currently vacant and unoccupied. The Chicago Park District is seeking to expand the Jackie Robinson Park located immediately south of the school to construct a new field house on the Annex property. By Board Report No. 24-0125-OP1, the Board of Education on January 25, 2024 authorized the Public Building Commission to transfer title to the Annex Property as legally described hereinbelow to the Chicago Park District for the expansion of the Jackie Robinson Park and the construction of a new field house. The property will be transferred and conveyed in "AS IS" condition. The Public Building Commission and the Board of Education will be released and discharged from any and all

responsibility or liability with respect to the physical, structural or environmental condition of the property. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8727

BE IT HEREBY RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the request by the Board of Education of the City of Chicago to transfer title of the former Mt. Vernon School Annex property, commonly known as 10542 South Aberdeen Street, Chicago, Illinois, and legally described as follows, to the Chicago Park District.

Property: Closed Mt. Vernon School Annex Building

Address: 10541 S. Aberdeen Street, Chicago, Illinois 60643

PIN: 25-17-218-001-0000 (Part of PIN)

Legal Description: THE WEST 100 FEET OF LOTS 17 THROUGH 24 AND ALL OF LOTS 25 THROUGH 32 IN BLOCK 2 OF VAN DERSLICE'S RESUBDIVISION OF BAKER AND MAC COUN'S ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE, 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, TOGETHER WITH 225 FEET OF THE NORTH HALF OF VACATED 106TH STREET LYING EAST OF SOUTH ABERDEEN STREET, BEING IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Jianan Shi,
Kari K. Steele and David Todd Whittley – 10

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval to award Contract C1608 for the Works Progress Administration (WPA) Street Reconstruction Project (South Central Park

Avenue and East 91st Street (“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 June 5, 2024, sealed bids were received from two (2) contractors. Following a review of the bid documents, it was recommended that Contract C1608 be awarded to Summit Construction Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8728

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. C1608, Works Progress Administration (WPA) Street Reconstruction Project (South Central Park Avenue and East 91st Street) (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Sumit Construction Company	\$2,857,018.00	\$2,697,024.99
MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company	\$3,140,675.60	\$2,964,797.77

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. C1608 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 C1608 for the Works Progress Administration (WPA) Street Reconstruction Project (South Central Park Avenue and East 91st Street) pursuant to the terms thereof for

the total contract price of \$2,857,018.00 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. C1608, 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 \$2,857,018.00 and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Jianan Shi,
Kari K. Steele and David Todd Whittley – 10

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman



June 11, 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 GIDEROF
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: Environmental Engineering 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

June 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Engineering	\$ 53,229.00
		\$ 53,229.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Forest Preserve District of Cook County Metal Buildings (Tinley and McGinnis)	Environmental Engineering	Consulting	AECOM Technical Services, Inc.		\$ 53,229.00



EXHIBIT A.

May 30, 2024

Via E-Mail: laurence.verkoulou@aecom.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

Laurence Verkoulen
AECOM Technical Services, Inc.
303 East Wacker Drive, Suite 1400
Chicago, IL 60601

RE: Contract / Task Order
Number: 15070-PS2060A-001
Project Number and Name: 15070 FPDCC Metal Buildings (Tinley and McGinnis)
Services: Environmental Engineering
User Agency: Forest Preserve District of Cook County

Dear Contractor/Vendor:

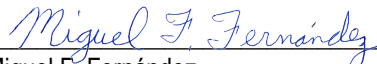
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2060A for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and AECOM Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of AECOM Technical Services, Inc.'s revised Task Order proposal, dated May 13, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$44,357.50 Not-To-Exceed Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost (McGinnis Field Station)

\$8,871.50 Not-To-Exceed Contingency to be authorized in writing by the Public Building Commission of Chicago

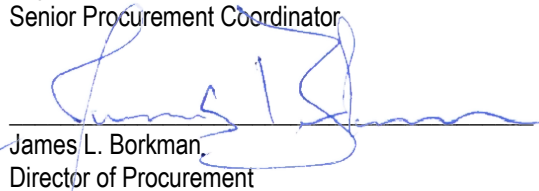
The value of this Task Order is a not-to-exceed fee of **\$53,229.00** for Environmental Engineering Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernandez
Senior Procurement Coordinator

05/30/2024

Date



James L. Borkman
Director of Procurement

05/30/2024

Date



Recommendation of Award - Environmental Engineering Services

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

Date: May 14, 2024

To: James Borkman
Director of Procurement

From: Kerl LaJeune
Director of Planning and Design

Distribution: Miguel Fernandez
15070-03-04-04-01

Subject: Recommendation of Award
McGinnis Field Station
AECOM Technical Services, Inc.
Environmental Engineering Scope of Services

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

- (I) Phase I Potentially Impacted Property Evaluation;
- (II) Phase II ESA Scope of Work;
- (III) Site Specific Health & Safety Plan;
- (IV) Phase II Environmental Site Assessment;
- (V) and Soil Management Cost Estimate.

On May 13, 2024, **AECOM Technical Services, Inc.** submitted a proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$44,357.50, to complete the scope of work and \$8,871.50 in contingency costs, for a total proposed amount of \$53,229.00.

Based on the review, we recommend that **AECOM Technical Services, 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 complying with the PBC's MBE/WBE Goals.

AECOM Technical Services, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$44,357.50, with \$8,871.50 in contingency, for a total of \$53,229.00.**

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – JUNE 11, 2024
CHANGE ORDER REPORT

EXHIBIT B.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
June 11, 2024

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE <small>(Including Previously Approved Changes)</small>	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
WPA Street Reconstruction (Medill Avenue) West Medill Ave from North Oak Park Ave to North Normandy Ave Project Manager: Louis Chavez	C1603	Sumit Construction Co., Inc.	\$1,471,092.50	(\$150,000.00)	\$1,321,092.50	(\$143,527.85)	\$1,177,564.65	-19.95%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

WPA Street Reconstruction (Medill Avenue)

West Medill Avenue from North Park Avenue to North Normandy Avenue

May 20, 2024*

Sumit Construction Company, Inc.
4150 West Wrightwood Avenue
Chicago, Illinois 60639

CHNG	BULL	CONTRACT NUMBER C1603	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,471,092.50
NUM		APPROVED CHANGE ORDERS	(\$150,000.00)
ADJUSTED CONTRACT PRICE TO DATE			\$1,321,092.50
002	1603-004	Deduct reconciled Schedule of Prices from the Contract. Other.	(\$143,527.85)

TOTAL CHANGE ADDITION	(\$143,527.85)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$1,177,564.65


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1603 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

*Ratified at Next Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:



 Reviewed By



 Acting Executive Director