

Public Building Commission of Chicago



Meeting Minutes

August 13, 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 Whittle

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 AUGUST 13, 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.
Arnold Randall
Samuel Wm. Sax
Jianan Shi
Kari K. Steele
David T. Whittley - 9

Attendees present were:

Ray Giderof, Acting Executive Director

J. Beatty	J. Jackson	L. Neal
G. Blakemore	Gi. Johnson	K. Newman
J. Borkman	J. Joiner	P. Pimentel
C. Coleman	V. Jurca	J. Pollock
P. Doyle	M. Lawrence	M. Robinson
T. El Maat	K. LeJeune	R. Vue
A. Englert	Z. Leigh	T. Foucher-Weekley
L. Giderof	L. Lypson	M. Witry
S. Gohil	R. Manning*	B. Zator
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: Jessica Jackson; Tchiya El Maat; Zoe Leigh; George Blakemore; and Kenneth Newman. Jessica Jackson provided comments regarding the Democratic National Convention, migrant housing and the crisis in affordable housing. Tchiya El Maat provided comments regarding the planning, development and maintenance for the Morgan Shoal Project and the need to protect Pebble Beach. Zoe Leigh provided comments regarding the Democratic National Convention, the need for affordable housing and her family's property. George Blakemore provided comments regarding racism, corruption, a traumatic incident that allegedly occurred to him and his political views. Kenneth Newman commended Commissioner Hamilton for her service to the Chicago Park District and the Public Building Commission and the need for the construction of additional athletic facilities at various locations throughout the City of Chicago to alleviate violence among young people.

Following the conclusion of the public participation period, the Commissioners were presented with consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held on July 9, 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 July 9, 2024 board meeting were unanimously approved.

The next item presented to the Commissioners for consideration of approval was a Resolution commending Myetie Hamilton for her service as a Commissioner of the Public Building Commission of Chicago. Thereupon, the following Resolution was read into the record by Acting Executive Director Giderof:

RESOLUTION NO. 8732

WHEREAS, Myetie Hamilton was appointed and approved by the Chicago City Council to the Chicago Park District Board of Commissioners on September 14, 2021, and elevated to President on February 16, 2022; and

WHEREAS, on June 8, 2022, Myetie Hamilton was appointed by the Chicago Park District Board to serve as the District's representative on the Board of Commissioners of the Public Building Commission of Chicago (PBC); and

WHEREAS, in addition to her service as President of the Chicago Park District, Myetie Hamilton is currently the Chief Executive Officer of Leadership Greater Chicago (LCG), a premier civic leadership development organization. She also served as past Senior Vice President and Executive Director of City Year Chicago, a national nonprofit that places AmeriCorps members in schools to provide near-peer mentoring, tutoring, and social-emotional support to students to help keep them on track to graduate high school; and

WHEREAS, Myetie Hamilton brings more than twenty-five years of experience leading innovative change in Chicago's education, nonprofit and government sectors. She is committed to public service and philanthropy in Chicago where she serves on the Board of Directors for the Griffin Museum of Science and Industry, and A Better Chicago, and serves as Vice-Chair for the Provident Foundation; and

WHEREAS, Myetie Hamilton, a lifelong Chicagoan, has been acknowledged by Crain's Chicago Business as a Notable Leader in Community Development, by lifestyle media outlet Make It Better as one of Chicago's 38 Top Black Women of Impact and was a recipient of the Chicago Defender Women of Excellence Award; and

WHEREAS, Myetie Hamilton's public service roles have deep roots in Chicago, and she remains dedicated to the community. As President of the Chicago Park District and as a Commissioner of the PBC's Board of Commissioners, she is committed to improving equity and accountability, transparency, and community voice in government; and

WHEREAS, Myetie Hamilton has distinguished herself and made numerous contributions to the PBC to facilitate its mission of providing sustainable facilities to improve the quality of life for the Chicago residents.

NOW, THEREFORE, BE IT RESOLVED that Myetie Hamilton is hereby commended by the Chairman, members of the PBC Board of Commissioners, and the Acting Executive Director of the PBC for her leadership and dedicated service to the Public Building Commission and the residents of the City of Chicago; and

BE IT FURTHER RESOLVED that the Acting Executive Director is hereby authorized and directed to present an appropriate copy of this resolution to commemorate the service of Myetie Hamilton as a member of the Board of Commissioners of the Public Building Commission of Chicago.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Jianan Shi,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

Next, the Commissioners were provided with a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on August 12, 2024. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Director of Procurement reported on two task order awards for Specialty Consultant Environmental Renovation Demolition Services to previously appointed firms.

The Director of Procurement reported on a Bid Opening for Contract C1610 for the CDOT Capital Program – Alleys Package 2 and Contract C1611 for the Emergency Medical Services Addition Project. He also reported on the adoption of the City of Chicago's Target Market Contract with Catalyst Consulting Group Inc., for Information Technology Services.

The Acting Executive Director reported on one Field Order above the reporting threshold and provided a recommendation to ratify a Change Order in the amount of \$79,732.70 for the Belmont Cragin Elementary School Project. 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. 8733

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.,
Arnold Randall, Samuel Wm. Sax,
Jianan Shi, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of the City of Chicago’s agreement with the Catalyst Consulting Group, Inc. for Information Technology and related services for the Public Building Commission. The Commissioners were advised that the City of Chicago (“City”) had entered into an agreement with Catalyst Consulting Group (“Catalyst”) pursuant to a Target Market solicitation for a Request for Qualifications to perform the following services: application development and GIS application development, support and on-going maintenance; data warehouse and business intelligence development and support; advanced analytics and analytic computation; IT Management Consulting; and Information Security. Based upon its qualifications, specialized experience and financial solvency, Catalyst was selected by the City to perform the specialized information and related services. The Commissioners were requested to authorize the Public Building Commission to adopt the City’s contract with Catalyst, an MBE firm, which expires July 31, 2027 in an amount not to exceed \$300,000 on a task order basis. The agreement will include compliance with the Public Building Commission’s Special Conditions regarding Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) goals of not less than 30 percent MBE and/or WBE participation in the aggregate. In response to an inquiry from Commissioner Sax, Acting Executive Director

Giderof provided additional details regarding the nature of the specialized services to be performed by Catalyst. On motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8734

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby authorizes the Public Building Commission to adopt the contract between the City of Chicago and Catalyst Consulting Group to perform Information Technology and related services on behalf of the Public Building Commission in an amount not to exceed \$300,000 on a Task Order basis.

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

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton; Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Jianan Shi, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Acting Executive Director regarding regular reports, development status and other matters. His report also included several outreach meetings that the Public Building Commission had participated in or hosted. Acting Executive Director Giderof reported that, on July 11 and August 8, 2024, the Public Building Commission's procurement and compliance teams attended the Government Procurement Compliance Forum, which is a strategic planning effort to foster improvements in procurement practices that are stream-lined, equitable and transparent. In addition, the Public Building

Commission hosted Virtual Community Hiring Sessions on July 15 and July 16, 2024, for the CDOT – Alleys (Various Locations) Package 1 which includes full depth pavement reconstruction of City of Chicago alleys. Further, the Public Building Commission conducted Community Hiring Events on July 31, 2024 and August 5, 2024 at the Avalon Branch Library located at 8148 S. Stony Island Avenue and the Hayes Park located at 2936 W. 85th Street, respectively, for job seekers to apply to work on the WPA Street Reconstruction Project (South Central Park Avenue and East 91st Street). The Virtual and in-person Community Hiring Sessions provided a platform for residents to apply to work and connect with directly with hiring managers regarding job opportunities on PBC projects. Finally, the Acting Executive Director reported that on August 8, 2024, staff of the Public Building Commission attended a Virtual Community meeting with Fourth (4th) Ward Alderman Lamont Robinson and partners at the Chicago Public Schools and the local community to provide updates regarding the Kenwood Community Link and Mechanical Project.

Chairman Johnson inquired about an assessment of the effectiveness of the hiring events to determine who's getting hired, track the effectiveness of the hiring events, identify potential barriers that may impact employment and measures that could be taken collectively to promote job opportunities. Acting Executive Director Giderof responded that the Public Building Commission updates its database following the virtual and in-person hiring events with all residents who attended and shares the information with its contractors, subcontractors and hiring managers. He also stated that performance is tracked throughout the duration of the project by the Director of Compliance and her staff who make site visits, examine payroll data and update hiring information. He stated that additional information would be provided at the annual board meeting in October 2024.

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

The next item on the agenda was consideration of approval of a Partial Undertaking Request from the City of Chicago for the Department of Water Management Facility located at 4825 West Lawrence Avenue. The Acting Executive Director advised the Commissioners that the Project would include the development of a new facility at a location identified by the Department of Water Management for a not-to-exceed budget of \$2 million. PBC's scope of work under the Partial Undertaking will include collaborative development of a program, scope, budget and schedule that can be achieved within the project funding of up to \$25,000,000. Undertaking funding approval will be required to complete all Project services, including design and construction, after the program, scope, schedule and budget have been confirmed. Funding for the project will be coordinated by the Department of Water Management with the Office of Budget and Management and provided on a quarterly basis as dictated by the cash flow requirements of the project. The Project will proceed as an "Additional Project" under the Intergovernmental Agreement (IGA) between PBC and the City of Chicago. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8735

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Partial Undertaking Request from the City of Chicago for the development of the Water Management Facility located at 4825 West Lawrence Avenue in the amount not to exceed \$2,000,000.

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:

Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton; Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Jianan Shi, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of an Undertaking Request from the City of Chicago for the Department of Fleet and Facility Management (2FM) for existing facility assessments at various locations. The Acting Executive Director advised the Commissioners that the PBC's scope of work for the Project may include technical, administrative and management services in support of 2FM's operations, including but not limited to, acquisition, planning, design, building assessments, preventative maintenance plans, capital plans, environmental testing, expansion, rehabilitation, renovation, demolition, construction and other infrastructure projects identified by 2FM. The funding amount authorized in the Undertaking has been identified as \$100,000 and will be coordinated by the Office of Management and Budget (OBM) and funded on a quarterly basis as dictated by the cash flow requirements. The Project will proceed as an "Additional Project" under the Intergovernmental Agreement (IGA) between PBC and the City of Chicago. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8736

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Undertaking Request from the City of Chicago Department of Fleet and Facility Management for the assessment of existing facilities at various locations in the amount of \$100,000.

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:

Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton; Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Jianan Shi, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval to award Contract C1610 for the Chicago Department of Transportation Capital Program – Alleys at various locations Package 2 (the “Project”). Acting Executive Director Giderof advised the Commissioners that the Public Building Commission invited all eligible contractors to bid on the Project and received two (2) sealed bids. Following a review of the bid documents, it was recommended that Contract C1610 be awarded to Sumit Construction Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8737

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1610, Chicago Department of Transportation Capital Program – Alleys at various locations Package 2 (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Sumit Construction Company	\$6,709,143.00	\$6,333,430.99
MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company	\$9,046,333.75	\$8,539,739.06

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. C1610 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 1610 for the Chicago Department of Transportation Capital Program – Alleys at various locations Package 2 pursuant to the terms thereof for the total contract price of \$6,709,143.00 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. C1610, 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 \$6,709,143.00 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.,
Arnold Randall, Samuel Wm. Sax,
Jianan Shi, Kari K. Steele and
David Todd Whittley – 9

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval to award Contract C1611 for the Emergency Medical Services Addition Project located at 701 North Kilbourn Avenue (the “Project”). Acting Executive Director Giderof advised the Commissioners that the Public Building Commission invited all eligible contractors to bid on the Project and received four (4)

sealed bids. Following a review of the bid documents, it was recommended that Contract C1611 be awarded to Path Construction Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8738

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1611, Emergency Medical Services Addition Project located at 701 North Kilbourn Avenue. :

	<u>BASE BID and AWARD CRITERIA FIGURE</u>	<u>BASE BID + ALTERNATE 1 and AWARD CRITERIA FIGURE + ALTERNATE 1</u>
Path Construction Company, Inc.	\$30,307,000.00 (TBB)	\$30,922,000.00 (TBB)
	\$28,246,124.00 (ACF)	\$28,819,304.00 (ACF)
Reed Construction	\$29,448,956.00 (TBB)	\$29,998,956.00 (TBB)
	\$28,845,252.40 (ACF)	\$29,383,977.40 (ACF)
The George Sollitt Construction Company	\$30,817,925.00 (TBB)	\$31,344,925.00 (TBB)
	\$29,320,173.85 (ACF)	\$29,821,561.65 (ACF)
A.L.L. Masonry Construction Company d/b/a ALL Construction Group	\$34,750,000.00 (TBB)	\$35,464,000.00 (TBB)
	\$32,814,425.00 (ACF)	\$33,499,294.40 (ACF)

WHEREAS, the bid of Path 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, Path 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 Liberty Mutual Insurance 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. C1611 be awarded to Path Construction Company and that Liberty Mutual Insurance 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 Path Construction Company, Contract C1611 for the Emergency Medical Services Addition Project located at 701 North Kilbourn Avenue pursuant to the terms thereof for the total contract price of

\$30,922,000.00 (Total Base Bid of \$30,307,000.00 plus Alternate 1 - \$615,000.00) 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. C1611, subject to the completion and delivery to the Commission of said form of bond by Path Construction Company, Inc. and Liberty Mutual Insurance Company, as surety, in the principal amount of \$30,922,000.00 (Total Base Bid of \$30,307,000.00 plus Alternate 1 - \$615,000.00) 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.,
Arnold Randall, Samuel Wm. Sax,
Jianan Shi, Kari K. Steele and
David Todd Whittley – 9

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



August 13, 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

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

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

Honorable Chairman and Commissioners:

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Environmental Renovation/Demolition 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

August 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
2	Environmental Renovation/Demolition	\$ 140,994.00
		\$ 140,994.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Dett Elementary School Annex	Environmental Reno/Demo	Consulting	Specialty Consulting, Inc.	MBE	\$ 56,814.00
Pershing Road Center Building	Environmental Reno/Demo	Consulting	Carnow, Conibear & Associates	MBE/WBE	\$ 84,180.00



EXHIBIT A.

July 27, 2024

VIA EMAIL: asaenz@spc-inc.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

Arturo Saenz
Specialty Consulting, Inc.
623 Cooper Court
Schaumburg, IL 60173

RE: Contract / Task Order
Number: 05445-PS2061F-002
Project Number and Name: 05445 Dett Elementary School Annex
Services: Environmental Renovation/Demolition
User Agency: Board of Education of the City of Chicago

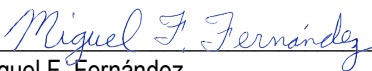
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2061F for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Specialty Consulting, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Specialty Consulting, Inc.'s revised Task Order proposal, dated June 27, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$56,814.00 Additional Environmental Renovation/Demolition Services for ACM Abatement Project Management, Air Sampling, and Drawings

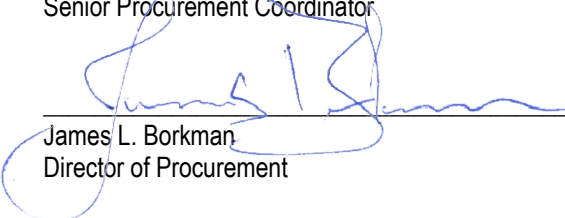
The value of this Task Order is a not-to-exceed fee of \$56,814.00 for Environmental Renovation/Demolition Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernández
Senior Procurement Coordinator

07/27/2024

Date



James L. Borkman
Director of Procurement

07/29/2024

Date



Recommendation of Award - Environmental Reno/Demo 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: June 27, 2024

To: James Borkman
Director of Procurement

From: Miriam Gutierrez
Project Manager

Distribution: Miguel Fernandez
05445-03-04-01

Subject: Recommendation of Award
Robert Nathaniel Dett Elementary School Annex & Renovations
Specialty Consulting, Inc. (fka GSG)
Environmental Renovation/Demolition Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Specialty Consulting, Inc. (fka GSG)** who has been pre-qualified to provide Environmental Renovation/Demolition, Design and Construction Oversight Services as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental reno/demo services:

1. ACM Abatement Project Management and Air Sampling;
2. ACM Abatement Drawings;

On June 27, 2024, **Specialty Consulting, Inc. (fka GSG)** submitted a proposal including an Attachment B Schedule of Additional Costs for Environmental Services – Renovation/Demolition 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 \$56,814, to complete the scope of work and \$0.00 in contingency costs, for a total proposed amount of \$56,814.00.

Based on the review, we recommend that **Specialty Consulting, Inc. (fka GSG)** 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.

Specialty Consulting, Inc. (fka GSG) should be assigned a Task Order, in the not-to-exceed amount of **\$56,814.00**, with **\$0.00** in contingency, for a total of **\$56,814.00**.

End of Memorandum



July 29, 2024

VIA EMAIL: dbremer@ccaltd.com

David Bremer
Carnow, Conibear & Associates, Ltd.
600 W Van Buren, Suite 500
Chicago, IL 60607

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

RE:	Contract / Task Order Number:	04026-PS2061D-002
	Project Number and Name:	04026 Pershing Road Center Building Upgrades
	Services:	Environmental Renovation/Demolition
	User Agency:	Department of Fleet and Facility Management

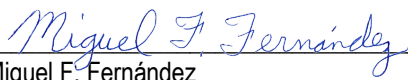
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2061D for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Carnow, Conibear & Associates, Ltd. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Carnow, Conibear & Associates, Ltd.'s Task Order proposal, dated June 6, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

- \$70,150.00 Additional Environmental Renovation/Demolition Services for Construction Oversight and Air Monitoring
- \$14,030.00 Contingency to be authorized in writing by The Public Building Commission of Chicago

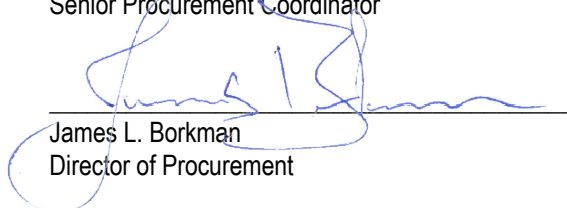
The value of this Task Order is a not-to-exceed fee of **\$84,180.00** for Environmental Renovation/Demolition Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



 Miguel F. Fernández
 Senior Procurement Coordinator

07/29/2024

 Date



 James L. Borkman
 Director of Procurement

07/29/2024

 Date



Recommendation of Award – Environmental Reno/Demo

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

Date: June 6, 2024

To: James Borkman
Director of Procurement

From: Dennis Joplin
Project Manager

Distribution: Miguel Fernandez
04028-03-04-05-01

Subject: Recommendation of Award
Pershing Road Center Building
Carnow, Conibear & Assoc., Ltd
Environmental Renovation/Demolition Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Carnow, Conibear & Assoc., Ltd who has been pre-qualified to provide Environmental Renovation/Demolition Design per the SOW as required at the above named Project. We have reviewed the proposal submitted to perform the following environmental services:

1. ACM Abatement Project Management and Air Sampling;
2. LBP Abatement Project Management, Air Sampling and Clearance Sampling;
3. Construction Oversight;

On June 6, 2024, Carnow, Conibear & Assoc., Ltd submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$70,150.00 to complete the scope of work and \$14,030.00 in contingency costs, for a total amount of \$84,180.00.

Based on the review, we recommend that Carnow, Conibear & Assoc., Ltd 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.

Carnow, Cornibear & Assoc., Ltd should be assigned a Task Order, in the not-to-exceed amount of **\$70,150.00** with **\$14,030.00** in contingency, for a total of **\$84,180.00**.

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – AUGUST 13, 2024
CHANGE ORDER REPORT

EXHIBIT B.
 PUBLIC BUILDING COMMISSION
 SUMMARY REPORT OF CHANGE ORDERS*
 FOR PBC BOARD MEETING
 August 13, 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>
Belmont Cragin Elementary School 6112 West Fullerton Avenue Project Manager: Paulo Hernandez	C1599	Sollitt Sachi Joint Venture	\$33,373,000.00	\$152,141.91	\$33,525,141.91	\$79,732.70	\$33,604,874.61	0.69%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Belmont Cragin Elementary School

6112 West Fullerton Avenue

July 30, 2024*

Sollitt / Sachi Joint Venture
790 N. Central Avenue
Chicago, Illinois 60191

CHNG	BULL	CONTRACT NUMBER C1599	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$33,373,000.00
NUM		APPROVED CHANGE ORDERS	\$152,141.91
ADJUSTED CONTRACT PRICE TO DATE			\$33,525,141.91
007	1599-031	Streetscape scope, including labor, material, and equipment to remove and replace existing sidewalk, curb and gutter and furnish and install conduit. Other.	\$79,732.70

TOTAL CHANGE ADDITION	\$79,732.70
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$33,604,874.61

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1599 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