

Public Building Commission of Chicago



Meeting Minutes

September 10, 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.

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 SEPTEMBER 10, 2024 AT 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Samuel Wm. Sax
Kari K. Steele
David T. Whittley - 6

Attendees present were:

Ray Giderof, Acting Executive Director

J. Beatty	Gi. Johnson	B. Payne*
G. Blakemore	Ge. Johnson	P. Pyszka
J. Borkman	J. Joiner	M. Robinson
W. Burnett (Alderman)	D. Lewis	R. Williams
P. Doyle	Z. Leigh	C. Whittley
J. Giderof	L. Lypson	T. Foucher-Weekley
L. Giderof	J. McCoy	M. Witry
R. Giderof	R. Manning*	S. Yalda
G. Herrera	P. Montenegro	M. Young-Bey
T. Hughes	J. Muhammad	
J. Jackson	L. Neal	

***Remote Participation**

The meeting was called to order by the Chairman and the presence of a quorum was established. The Chairman acknowledged the presence of Vice Mayor and Alderman Walter Barnett who was in attendance at the meeting.

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; Dora Lewis; Zoe Leigh; James McCoy; and George Blakemore. Jessica Jackson provided comments regarding the budget and personnel matters. Dora Lewis provided comments regarding the impact of immigrants and various policies on the southside of Chicago. Zoe Leigh provided comments regarding personnel matters and the impact of immigrants and policies on communities located on the southside and westside of Chicago. James McCoy provided comments on political matters and the impact of immigrants on the westside of Chicago. George Blakemore provided comments regarding racism, alleged corruption and his political views.

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 August 13, 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 August 13, 2024 board meeting were unanimously approved.

The next item presented to the Commissioners for consideration of approval was a Resolution to appoint Ray Giderof as the Executive Director of the Public Building Commission of Chicago, effective September 10, 2024. Upon motion duly made and seconded, the following Resolution was unanimously adopted:

RESOLUTION NO. 8739

BE IT RESOLVED that Ray Giderof is hereby appointed by Mayor Brandon Johnson, Chairman of the Public Building Commission of Chicago, pursuant to Section 4.2 of the By-Laws, as the Executive Director of the Public Building Commission of Chicago, effective September 10, 2024.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 6

Commissioners voting in the negative:

None

Thereupon, Executive Director Giderof acknowledged the presence of his two sons who were in attendance at the meeting and expressed appreciation to the Chairman and the Commissioners of the Public Building Commission. He also acknowledged the importance of public service and the profound effect on residents and their families. Further, Executive Director Giderof expressed his commitment to excellence on behalf of the Chairman and the Public Building Commission of Chicago.

Next, the Commissioners were provided with a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on September 4, 2024. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Deputy Director of Procurement reported on one task order award for Specialty Consultant Environmental Renovation Demolition Services to a previously appointed firm.

The Deputy Director of Procurement reported on a Bid Opening for Contract C1612 for the CDOT Lincoln Square Brown Line Area Improvement Project. The Executive Director will provide additional details during his report.

The Deputy Director of Procurement reported on a recommendation to approve amendments for Insurance Brokerage Services for Property/Casualty and Health Benefits to Mesirow Insurance Services, Inc. and for Crime, Bonds and Directors and Officers Liability Insurance to CS Insurance Strategies, Inc., a Minority Business Enterprise firm.

The Executive Director 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”**.

RESOLUTION NO. 8740

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the amendments to Professional Services Agreements as indicated on the document entitled, “Proposed Amendment Report 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.,
Jose G. Maldonado, Jr., Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 6

The next item on the agenda was a report by the 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 since the last Board Meeting. Executive Director Giderof reported that, on August 30, 2024, the Public Building Commission in conjunction with its partners, the Chicago Department of Transportation, Chicago Department of Planning and Development and the 35th Ward Aldermanic Office conducted an initial meeting with the Logan Square Plaza Community Advisory Group to provide information and discuss open space development opportunities for the project, which will provide multi-use open space for the community. Executive Director then advised that further reports will be presented to the Commissioners as the PBC continued to engage with its partners and the community.

On September 5, 2024, PBC team members attended the City of Chicago 2024 Procurement Symposium at Malcolm X College. The event provided an opportunity for the Public Building Commission to support the City of Chicago’s procurement activities and outreach efforts, as well as share information on Public Building Commission projects and

opportunities. On September 6, 2024, President Kari Steele and the Metropolitan Water Reclamation District (MWRD) hosted a Diverse Business Summit (2024) at Malcolm X College which was attended by PBC's staff. The Summit provided an opportunity to support women-owned, minority-owned, veteran-owned, disable-owned and LGBT-owned businesses. He expressed appreciation to President Steele and MWRD for hosting this innovative event and offering the Public Building Commission an opportunity to participate.

Executive Director Giderof also provided an update on future events to be held by the Public Building Commission. On September 23, 2024, the Public Building Commission along with its partners at the Chicago Public Library, the Department of Fleet and Facilities Management and the 39th Ward Aldermanic Office will conduct a community open house at the Mayfair Branch Library. This event will provide an opportunity to engage with stakeholders in exploring a feasibility study of the greater Lawrence Corridor and seek input about the community and future services that may be envisioned at the Mayfair Branch Library. On September 26, 2024, the Public Building Commission will host its Fourth Assist Agency Conference to provide an update regarding input and key discussion points from the June 27, 2024 conference, provide updated information regarding procurement opportunities and continued support for minority and women owned businesses, and enhanced outreach efforts. Finally, Executive Director Giderof advised the Commissioners that the Public Building Commission is in the process of compiling data regarding the impact of community hiring events conducted by the Public Building Commission and that a report would be provided at the next meeting of the Public Building Commission. Commissioner Sax commented that information should also be provided regarding veteran-owned businesses. Commissioner Whittley commended the Executive Director for the work that was being done at the Mayfair Branch Library.

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

The final item on the agenda was consideration of approval to award Contract C1612 for the Chicago Department of Transportation Lincoln Square Brown Line Area Improvements Project located in the vicinity of West Leland Avenue, North Western Avenue and North Lincoln Avenue (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project and received two (2) sealed bids. Following a review of the bid documents, it was recommended that Contract C1612 be awarded to F.H. Paschen, S.N. Nielsen & Associates, LLC. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8741

WHEREAS, pursuant to an invitation to all contractors to bid, the Public Building Commission of Chicago received the following bids for Contract No. C1612, Chicago Department of Transportation Lincoln Square Brown Line Area Improvements located in the vicinity of West Leland Avenue, North Western Avenue and North Lincoln Avenue (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$8,447,005.67	\$8,117,572.45
Sumit Construction Co., Inc.	\$9,519,897.50	\$9,062,942.42

WHEREAS, the bid of F. H. Paschen, S. N. Nielsen & Associates, LLC 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, F. H. Paschen, S. N. Nielsen & Associates, LLC 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 Continental Casualty 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. C1612 be awarded to F. H. Paschen, S. N. Nielsen & Associates, LLC and that Continental Casualty 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 F. H. Paschen, S. N. Nielsen & Associates, LLC Contract No. C1612 for the Chicago Department of Transportation Lincoln Square Brown Line Area Improvements pursuant to the terms thereof for the total contract price of \$8,447,005.67 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. C1612, subject to the completion and delivery to the Commission of said form of bond by F. H. Paschen, S. N. Nielsen & Associates, LLC. and Continental Casualty Company, as surety, in the principal amount of \$8,447,005.67 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.,
Jose G. Maldonado, Jr., Samuel Wm. Sax,
Kari K. Steele and David Todd Whittley – 6

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



September 10, 2024

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

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 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

September 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation/Demolition	\$ 59,311.80
		\$ 59,311.80

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Pershing Road West Building Upgrades	Environmental Reno/Demo	Consulting	Carnow, Conibear & Associates	MBE/WBE	\$ 59,311.80



Exhibit A.

August 7, 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: 04028-PS2061D-002
Project Number and Name: 04028 Pershing Road West Building
Upgrades – Pershing Tunnel
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 revised Task Order proposal, dated June 12, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

- \$49,426.50 Additional Environmental Renovation/Demolition Services for Asbestos Containing Materials (ACM) Survey, Lead Based Paint (LBP) Survey, and Hazardous Materials Survey
- \$9,885.30 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 **\$59,311.80** 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

08/07/2024
Date


James L. Borkman
Director of Procurement

08/07/2024
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 12, 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 West Upgrades
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, as required at the above named Project. We have reviewed the proposal submitted to perform the following environmental reno/demo services:

1. Asbestos Containing Materials (ACM) Survey;
2. Lead Based Paint (LBP) Survey;
3. Hazardous Materials Survey;
4. Design Documents

On June 12, 2024, Carnow, Conibear & Assoc., Ltd 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 \$49,426.50, to complete the scope of work and \$9,885.30 in contingency costs, for a total proposed amount of \$59,311.80.

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, Conibear & Assoc., Ltd should be assigned a Task Order, in the not-to-exceed amount of **\$49,426.50**, with **\$9,885.30** in contingency, for a total of **\$59,311.80**.

End of Memorandum

EXHIBIT B.

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 September 4, 2024

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
1	PBC Administration	Mesirow Insurance Services, Inc.	PS2057A AM007	Insurance Brokerage Services Categories 1 and 3	<p>This amendment renews the Insurance Brokerage Services for property/casualty and health benefits insurance coverage one year through October 1, 2025. This amendment will increase the amount of the contract by \$116,000.</p> <p>The scope of services included in this amendment are an extension of the services included in the original agreement.</p>	\$1,044,000.00	\$116,000.00	\$1,160,000.00
2	PBC Administration	CS Insurance Strategies, Inc. dba Cynasure (MBE)	PS2057B AM007	Insurance Brokerage Services Category 2	<p>This amendment renews the Insurance Brokerage Services for crime, bonds, and directors & officers liability one year through October 1, 2025. This amendment will increase the amount of the contract by the annual \$6,000 amount.</p> <p>The scope of services included in this amendment are an extension of the services included in the original agreement.</p>	\$54,000.00	\$6,000.00	\$60,000.00