

**PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
NOVEMBER 6, 2024**

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

The Administrative Operations Committee of the Public Building Commission of Chicago held a meeting on November 6, 2024, at 1:00 p.m., at the Richard J. Daley Center, 2nd floor Boardroom. The meeting was live streamed.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold Randall

Also present:

Ray Giderof, Executive Director

James Borkman
Patrice Doyle
Tanya Foucher-Weekley
Lisa Giderof
Gabriela Herrera, Neal and Leroy
Rudy Manning (remote)
Bryant Payne (remote)
Mary Pat Witry

The reading of the minutes of the September 25, 2024, Administrative Operations Committee meeting, which was previously distributed, was dispensed with. Upon motion duly made and seconded, the minutes were unanimously adopted.

Pursuant to Section 2.06(g) of the Open Meetings Act, a public comment period was held. No comments or statements were presented.

The Director of Procurement reported on a task order award for Specialty Consultant Surveyor Services to Thomas Engineering Group, LLC for the Malcolm X College Learning Center (Washington Park) in the amount of \$30,239.84.

The Director of Procurement provided a recommendation to appoint Moody Nolan to provide Design Architect Services for the new Department of Water Management Facility Project located at 4825 West Lawrence Avenue. The team reviewed the PBC's AOR and EOR Letters of Interest and Qualifications (LIQ) Database comprised of 132 Architects and 71 Engineers. Following review by the design team, Moody Nolan was selected based on their recent relevant experience, along with a knowledgeable and experienced staff who understand the importance of public engagement in the process. The Moody Nolan team has successfully executed similar projects.

Next, the Director of Procurement provided a recommendation to appoint Brook Architecture to provide Design Architect Services for the Kells Park Fieldhouse Project, located at 3201 West Chicago Avenue. The team reviewed the PBC's AOR and EOR Letters of Interest and Qualifications (LIQ) Database to determine firms with the relevant experience, qualifications and ability to perform the work. Brook Architecture has been very successful on several projects both with the Park District and with the PBC. Brook Architecture committed to maximizing the utilization of MBE and WBE consultants and have recent relevant experience and the capabilities to perform the specific style of design architecture needed for this program. Brook Architecture is a Minority and Women Owned Business Enterprise.

Commissioner Randall asked about the process and what the firm will initially produce. The Director of Procurement responded that the project would be issued as a Design Build Project and Brook Architecture will serve as the Design Architect and will not be able to participate in the Design Build appointment process. Brook Architecture will be responsible for the drawings and information necessary from the conception and up until the transfer documents. The Executive Director added that the Design Architect will develop the concept drawings and the design development drawings for the site, including test fits, etc., in coordination with the partners at the Chicago Park District. These documents will be included in the transfer package that will be provided to the Design Build team.

Commissioner Randall asked if those initial design documents would be part of a public presentation. The Executive Director responded that the PBC will conduct community meetings. The Design Architect will produce concept drawings for a meeting with the Alderman and the community.

Next the Director of Procurement reported on the Bid Opening for Contract C1614 for the Forest Preserve District of Cook County Beaubien Woods Boat Launch Restroom and Utilities Project, located at 950 East 134th Street. The Director of Procurement reported that two competitive bids were received and are under review. The intent is that the Executive Director will make the contract award recommendation at an upcoming Board Meeting.

The Director of Procurement reported on a recommendation to approve an amendment for LCP Tracker and B2GNow, the PBC's web-based labor and minority compliance tracking service. The amendment is to extend the term of the contract for one year until December 31, 2025, with an increase of \$83,000.00, for a total not to exceed value of \$575,000.00.

Commissioner Randall asked when this contract was initially let. The Director of Procurement reported that he will provide the exact date. The Director of Procurement reported that the PBC was the initial provider of these software services, and the city utilized the PBC contract, but now believes the city has their own contract, which the PBC will be looking at.

The AO Committee accepted the reports provided by the Director of Procurement.

The Executive Director reported on three Field Orders for two projects. The full Field Order Report is listed below:

Kenwood Academy Link and Mechanical Project / General Contractor / C1602R – F.H. Paschen, S. N. Nielsen & Associates, LLC / Original Contract Value: 9,985,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$9,985,000.00.

001	9/30/2024	\$444,843.27	Provide labor and materials to address revisions related to the Issue for Construction drawings, including Civil, Landscaping, Demolition, Architectural, Structural, Mechanical and Plumbing disciplines, in accordance with Bulletin 1.
003	10/31/2024	\$74,430.73	Provide labor and materials to address discovered conditions at the Canter Building, including pre-existing foundation conflicts, along with electrical clarifications and flooring type revisions at Link.
Subtotal:		\$519,274.00	

CDOT Capital Program Alleys (Various Locations) Package 2 / General Contractor / C1610 – Sumit Construction Co., Inc. / Original Contract Value: \$6,709,143.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$6,709,143.00.

001	10/19/2024	\$145,998.88	Provide labor and materials for revisions associated with discovered unsuitable subgrade conditions, including excavation and back-fill and provide temporary platforms to perform excavation.
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The Executive Director provided a recommendation to ratify a Change Order in the credit amount of (\$298,749.69) for the Sauganash Elementary School Annex and Renovation Project. The Change Order is to deduct unused Allowances (Sitework, Environmental, Camera and Covid-19).

The Executive Director reported on regular reports, development status and other matters.

On October 7th, PBC and its partners, the Chicago Public Library, 2FM, and Alderman Samantha Nugent hosted an Open House to explore possibilities for enhanced library service at the Mayfair Branch Library. Participants offered input on how they currently use the library and how the facility can serve the neighborhood in the future.

On October 8th and 10th, PBC's compliance team, led by Patrice Doyle, hosted virtual Community Hiring Events for the CDOT Alley Project for Package 2.

On October 20th, PBC was honored to join President Preckwinkle on WCPT-820 AM and WVON-1390 AM. PBC had engaging conversations about the duties of the office, and it was a great forum to alert listeners to upcoming PBC opportunities.

On October 22nd, PBC and its partners, CDOT, the Planning Department, and the 35th Ward Aldermanic Office, hosted a Community Open House to discuss open space development opportunities for the Logan

Square Plaza Project (2550 N. Milwaukee and 3127 West Logan Blvd.) This meeting followed an advisory group meeting held in August 2024. Both events were excellent opportunities for residents to share feedback and engage with the team.

On October 28th, PBC and its partner, City Colleges of Chicago, hosted a Pre-Submission Conference and Site Visit for the City College's School of Nursing Expansion Project at Kennedy King College for the upcoming Design-Build opportunity. The event was conducted at Kennedy King College's Blackbox Theater. The Executive Director thanked Chancellor Juan Salgado and his team for allowing PBC to share the space and acknowledged representatives from Dawson Technical Institute who attended the meeting. The event provided information regarding the overall program, scope, and budget, and a platform for contractors and design professionals to engage directly with PBC and students from Dawson Technical Institute. In addition, the event provided networking opportunities for the attendees.

On November 11th, Transwestern, the Property Manager for the Daley Center, will host a Vendor Open House to promote and increase the participation of minority-and women-owned enterprises in their new and existing service contracts. This event provides a great opportunity for firms, regardless of their size, to network with Transwestern and hear more about upcoming opportunities.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.