

Public Building Commission of Chicago



Meeting Minutes

November 12, 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.

Kari K. Steele

Michilla Blaise

**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 NOVEMBER 12, 2024 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
Michilla Blaise *
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Kari K. Steele -7

Attendees present were:

Ray Giderof, Executive Director

J. Beatty	Gi. Johnson	B. Payne**
G. Blakemore	J. Joiner	M. Robinson
J. Borkman	Z. Leigh	J. Rodriquez
D. Carter	L. Lypson	K. Smith
P. Doyle	N. Majmudar	S. Stults
A. Fredd	R. Manning**	T. Foucher-Weekley
L. Giderof	D. Mason	R. Westbrook
G. Herrera	R. Mitchell	R. Williams
J. Jackson	P. Montenegro	M. Witry
Ge. Johnson	K. Newman	

* Item A4 of Agenda

**Remote Participation

The meeting was called to order by Chairman Johnson 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 and the guidelines for comments established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. The following persons had previously registered to provide comments during the public participation period: Zoe Leigh;

Danielle Carter; David Mason; James McCoy; Jessica Jackson; Kenneth Newman; and George Blakemore. Zoe Leigh provided comments regarding election results and legal proceedings that involved property allegedly owned by her family. Danielle Carter provided comments regarding property taxes and election results. David Mason provided comments regarding the need to provide help to local businesses and empowerment of communities. Kenneth Newman provided comments regarding the transfer of closed schools, the need to build additional athletic facilities in underserved communities and urging the use of advertisements on public schools and parks to increase revenue for the City of Chicago. Jessica Jackson provided comments regarding election results and legal proceedings involving property allegedly owned by her family. George Blakemore provided comments regarding his concerns about racial matters.

Following the conclusion of the public participation period, the Commissioners were presented with consideration of approval of the minutes of the Annual Meeting of the Board of Commissioners held on October 1, 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 October 1, 2024 board meeting were unanimously approved.

The next item on the agenda was the administration of the Oath of Office to Michilla Blaise, appointee of the Chicago Board of Education, as a Commissioner of the Public Building Commission for a term ending on September 30, 2028. The Oath of Office was administered to Michilla Blaise for a term ending September 30, 2028 by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8747

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Michilla Blaise, appointee of the Chicago Board of Education, as a Commissioner of the Public Building Commission for a term ending on September 30, 2028.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, James F. Ellis, Jr.,
 Jose G. Maldonado, Jr., Toni Preckwinkle,
 Arnold Randall, Samuel Wm. Sax and
 Kari K. Steele - 7

Commissioners voting in the negative:

None

The next item on the agenda was the administration of the Oath of Office to James F. Ellis, Jr., appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2027. The Oath of Office was administered to James F. Ellis, Jr. for a term ending September 30, 2027 by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8748

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of James F. Ellis, Jr., appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2027.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
 James F. Ellis, Jr., Jose G. Maldonado, Jr.,
 Toni Preckwinkle, Arnold Randall,
 Samuel Wm. Sax and Kari K. Steele - 8

Commissioners voting in the negative:

None

The next item on the agenda was the administration of the Oath of Office to Jose G. Maldonado, Jr., appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2029. Chairman Johnson administered the Oath

of Office to Jose G. Maldonado, Jr. for a term ending September 30, 2029. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8749

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Jose G. Maldonado, Jr., appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2029.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele - 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of Ray Giderof as Plan Administrator for the Public Building Commission of Chicago's Retirement Plan. The Commissioners were advised that it was the custom and practice for the Public Building Commission to delegate to the Plan Administrator the authority to adopt amendments and restatements for the Public Building Commission's 414(h) Money Purchase Plan and for the 457(b) Deferred Compensation Plan. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8750

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of Ray Giderof as Plan Administrator for the Public Building Commission's 414(h) Money Purchase Plan and 457(b) Deferred Compensation Plan.

BE IT FURTHER RESOLVED that Ray Giderof as Plan Administrator is hereby authorized and directed to undertake amendments and restatements of the Public Building Commission's 414(h) Money Purchase Plan and 457(b) Deferred Compensation Plan that are administrative and technical in nature.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 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 November 6, 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 Surveyor Specialty Consultant Services to a previously appointed firm.

The Director of Procurement provided the following reports:

- Appointment of a firm to provide Design Architect Services for the new Department of Water Management Facility Project.
- Appointment of a firm to provide Design Architect Services for the Kells Park Fieldhouse Project.
- Bid Opening for Contract C1614 for the Forest Preserve District of Cook County Beaubien Woods Boat Launch Restroom and Utilities Project.

The Director of Procurement provided a recommendation to approve an amendment for Web-based Labor and Minority Compliance Software to LCP Tracker and B2Gnow.

The Executive Director reported on three Field Orders and 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 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 Resolutions were adopted by the Board of Commissioners:

RESOLUTION NO. 8751

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

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 8

Commissioners voting in the negative:

None

RESOLUTION NO. 8752

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 “C”**.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. He provided the Commissioners with updates

regarding the following Public Building Commission activities and events that have occurred since the last Board Meeting:

- On October 7, 2024, the Public Building Commission and its partners at the Chicago Public Library, the Department of Fleet and Facilities Management (2FM) and Alderman Samantha Nugent hosted an open house to explore possibilities for the development of the Mayfair Branch Library. During the open house, participants offered input on how the library could be used to serve the neighborhood in the future.
- On October 8 and October 10, 2024, the Public Building Commission hosted virtual Community Hiring Sessions for the CDOT Capital Program – Alleys (Various Locations) – Package 2. These events provided a platform for job seekers to apply to work of the CDOT alley projects as well as other PBC projects.
- On October 20, 2024, the Executive Director was honored to join President Preckwinkle on radio broadcasts that featured engaging conversations about the positive effects of Public Building Commission projects on local communities. The broadcasts also provided information to listeners about upcoming Public Building Commission opportunities.
- On October 20, 2024, the Public Building Commission in conjunction with its partners at the Chicago Department of Transportation (CDOT), Chicago Department of Planning and Development (CDPD) and the 35th Ward Aldermanic Office hosted a community open house for the Logan Square Plaza project, which was a follow up to the advisory group meeting held on August 20, 2024. Both events provided opportunities for participants to share feedback and engage with team members.
- On October 28, 2024, the Public Building Commission and the City Colleges of Chicago hosted a Design Build conference regarding the School of Nursing Expansion project at

Kennedy King Colleges. The event provided information about the program and budget for the project, and a platform for contractors, design professionals and vendors to engage directly with the Public Building Commission and its partners.

- On November 11, 2024, the Public Building Commission and Transwestern hosted a Vendor Open House for MBE/WBE Contract Services in the East Lobby of the Richard J. Daley Center. The event was well attended and provided an opportunity for firms regardless of size to network with Transwestern and obtain information about upcoming work.
- Finally, on November 15 and November 20, 2024, the Public Building Commission will hold Community Hiring Events at the Sulzer Regional Library (4455 N. Lincoln Avenue) and the Budlong Woods Library (5630 N. Lincoln Avenue), respectively for the Lincoln Square Brown Line Area Improvements

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

The next item on the agenda was consideration of approval of a request from the Board of Education (the “Board”) for the Public Building Commission to transfer title to the former Calhoun North Elementary School located at 2833 West Adams Street to Marillac St. Vincent Family Services, Inc. and the former George Washington Carver Primary School, Building C, located at 901 East 132 to People for Community Recovery. Executive Director Giderof advised the Commissioners that the Public Building Commission holds title on behalf of the Board of Education to both former schools, which have been closed for many years and are no longer needed by the Board of Education for educational or administrative purposes.

By Board Report No. 24-0926-OP1 adopted on September 26, 2024, the Board approved the sale of the former Calhoun North Elementary School to Marillac St. Vincent Family Services, Inc. for the sum of \$200,000 pursuant to advertisement for competitive bids. The

purchaser intends to redevelop the property into a community hub that provides services to those that are most at risk in the community by expanding existing services that are currently provided by the purchaser from an adjacent family center and expanding upon community partnerships to provide additional programs and social services. The deed of conveyance will include a restrictive covenant limiting the use of the property to one of the community programs and/or social services designated in the Board Report and providing that the property may not be used for a K-12 Charter School or the sale or manufacturing of liquor or tobacco products. The property will be transferred and conveyed in “AS IS” condition. The Public Building Commission and the Board will be released and discharged from any and all responsibility or liability with respect to the physical, structural or environmental condition of the property.

By Board Report No. 24-0829-OP1, adopted on August 29, 2024, the Board approved the sale of Building C of the former George Washington Carver Primary School Annex Building to People for Community Recovery, a not-for-profit corporation, as a negotiated sale for its estimated fair cash market value of \$20,000. The purchaser is pursuing a mix of financing options to redevelop Building C for use as the Hazel Johnson Center for Environmental Justice. 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. Steven Stults, Director of Real Estate for Chicago Public Schools, provided an overview of the action taken by the Board of Education and the intended use of the properties.

Upon motion duly made and seconded, the following Resolutions were adopted:

RESOLUTION NO. 8753

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 to the Former Calhoun North Elementary School property, commonly known as 2833 West Adams Street and legally described as follows, to Marillac St. Vincent Family Services, Inc.

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

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 8

Commissioners voting in the negative:

None

PROPERTY: FORMER JOHN CALHOUN NORTH SCHOOL

ADDRESS: 2833 W. ADAMS ST., CHICAGO, ILLINOIS 60612

PINs: 16-13-117-021, 16-13-117-022 and 16-13-117-023

LEGAL DESCRIPTION:

LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 20 TO 46, BOTH INCLUSIVE, AND PART OF LOT 19 (EXCEPT THAT PART OPENED FOR PUBLIC ALLEY) IN BLOCK 4 IN T.D. LOWTHER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING NORTH OF BARRY POINT ROAD) IN COOK COUNTY, ILLINOIS; AND VACATED ALLEYS.

RESOLUTION NO. 8754

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 to the Former Building C of George Washington Carver Primary School property, commonly known as 901 East 132nd Street and legally described as follows, to People for Community Recovery, an Illinois not-for-profit corporation.

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

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 8

Commissioners voting in the negative:

None

PROPERTY: FORMER BUILDING C IN ALTGELD GARDENS

ADDRESS: 901 E. 132nd STREET, CHICAGO, IL 60628

PINS: 25-35-100-020-0000 (PART OF)

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION A DISTANCE OF 1204.74 FEET TO A POINT; THENCE WEST AT 90° 00' 00" TO THE LAST DESCRIBED COURSE A DISTANCE OF 669.94 FEET TO A POINT OF BEGINNING; THENCE SOUTH 87° 27' 58" WEST ALONG THE CENTER LINE OF AN 18 FOOT WIDE PRIVATE STREET A DISTANCE OF 238.48 FEET; THENCE SOUTH 02° 26' 16" EAST 249.50 FEET; THENCE NORTH 87° 27' 58" EAST 227.85 FEET TO A POINT 249.74 FEET SOUTH OF SAID CENTER LINE OF AN 18 FOOT WIDE PRIVATE STREET; THENCE NORTH 00° 00' 00" WEST 249.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The next item on the agenda was consideration of approval of a firm to provide Design Architect services for the Department of Water Management (“DWM”) New Facility located at 4825 West Lawrence Avenue. Executive Director Giderof advised the Commissioners that the PBC in collaboration with the Department of Water Management recommended the appointment of Moody Nolan, an African American – owned architectural practice, as Design Architect for the Project. This recommendation was based upon a review of the qualifications of Architects and Engineers enrolled in PBC’s Architect and Engineer Record (AOR/EOR) Letters of Interest (LIQ) Database of firms interested in providing AOR/EOR Services to the PBC and the qualifications of firms enrolled in the LIQ Database that have demonstrated the following: recent and relevant experience with similar types of facilities; knowledgeable and experienced staff; understanding of the public engagement process for outreach in the development of projects; commitment to maximizing the utilization of MBE and WBE firms; and successful execution of similar projects. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8755

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Moody Nolan, an African American-owned architectural practice, to provide design architect services for the Department of Water Management New Facility located at 4825 West Lawrence Avenue pursuant to the existing Task Order based AOR Master Agreement with the Public Building Commission (PS3032).

BE IT FURTHER RESOLVED that the 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:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a firm to provide Design Architect services for the Kells Park Fieldhouse Project located at 3201 West Chicago Avenue. Executive Director Giderof advised the Commissioners that the PBC in collaboration with the Chicago Park District recommended the appointment of Brook Architecture, a Minority and Women Owned Business Enterprise (MBE/WBE) as Design Architect for the Project. This recommendation was based upon a review of the qualifications of Architects and Engineers enrolled in PBC's Architect and Engineer Record (AOR/EOR) Letters of Interest (LIQ) Database recommendation was based upon the review of the qualifications of firms enrolled in the LIQ Database that have demonstrated the following: commitment to maximizing the utilization of MBE and WBE Consultant Firms; recent and relevant experience with similar types of facilities; knowledgeable and experienced staff with extensive project experience within the communities of the South and West sides of Chicago; proven experience in projects of civil, cultural and governmental sectors; understanding of the public engagement process for outreach in the development of projects; capabilities to perform service; and understanding of the importance of design excellence and its applicability to projects with a strong philosophy and process. Chairman Johnson asked the process used to monitor the commitments made from the various firms. The Executive Director responded and provided an overview of the PBC's process, from start to finish, to monitor the commitment to the utilization of Minority and Women Owned Business Enterprise firms. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8756

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Brook Architecture, a Minority and Women Owned Business Enterprise (MBE/WBE), as Design Architect for the Kells Park Fieldhouse Project located at 3201 West Chicago Avenue under its existing Task Order based AOR Master Agreement with the Public Building Commission (PS3026).

BE IT FURTHER RESOLVED that the 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:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari K. Steele – 8

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval to award Contract C1614 for the Cook County Beaubien Woods Boat Launch Restroom and Utilities Project located at 950 East 134th Street (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On October 17, 2024, sealed bids were received from two (2) contractors. Following a review of the bid documents, it was recommended that Contract C1614 be awarded to Meru Corporation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8757

WHEREAS, pursuant to bid solicitations from all general construction firms, the Public Building Commission of Chicago received the following bids for

Contract No. C1614, Cook County Beaubien Woods Boat Launch Restroom and Utilities Project located at 950 East 134th Street (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Meru Corporation	\$2,032,000.00	\$1,976,120.00
Total Base Bid + Alternate #1	\$2,027,000.00	\$2,011,787.50
Total Base Bid + Alternate #2	\$2,078,000.00	\$2,061,376.00
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$2,291,000.00	\$2,242,889.00
Total Base Bid + Alternate #1	\$2,561,000.00	\$2,507,219.00
Total Base Bid + Alternate #2	\$2,591,000.00	\$2,536,589.00

WHEREAS, the bid of Meru Corporation 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, Meru Corporation 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 Ohio Farmers 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. C1614 be awarded to Meru Corporation and that Ohio Farmers 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 Meru Corporation, Contract C1614 for the Cook County Beaubien Woods Boat Launch Restroom and Utilities Project located at 950 East 134th Street pursuant to the terms thereof for the contract price of \$2,032,000.00 plus Alternate No. 2 of \$46,000.00 for a total contract price of \$2,078,000.00 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. C1614, subject to the completion and delivery to the Commission of said form of bond by Meru Corporation and Ohio Farmers Insurance Company, as surety, in the principal amount of \$2,078,000.00 and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

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

Secretary

APPROVED:

Chairman



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

BOARD OF COMMISSIONERS

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

SAMUEL Wm. SAX
Chairman
Financial Relations, Inc.

TONI PRECKWINKLE
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Cook County Board of Commissioners

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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
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

JESSICA HIGGINS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

November 12, 2024

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2023, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Surveyor Services, among others. In November 2023, the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in this category among others.

In November 2023, 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

November 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Surveyor	\$ 30,239.84
		\$ 30,239.84

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Malcolm X College Learning Center (Washington Park)	Surveyor	Consulting	Thomas Engineering Group, LLC		30,239.84



EXHIBIT A.

September 24, 2024

Via E-Mail: chrisd@thoma-engineering.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

Executive Director
RAY GIDEROF

Christopher DeYoung
Thomas Engineering Group, LLC
238 South Kenilworth Avenue, Suite 100
Oak Park, IL 60302

RE: Contract / Task Order
Number: 03740-PS3083G-001
Project Number and Name: 03740 Malcolm X College (Washington Park Campus)
Services: Surveyor
User Agency: Board of Trustees of Community College District No. 508

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081G for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Thomas Engineering Group, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Thomas Engineering Group, LLC's Task Order proposal, dated September 9, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$27,739.84 Lump Sum Fee for Surveyor Services

\$2,500.00 Not-To-Exceed reimbursable expense 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 **\$30,239.84** for Surveyor 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.

Minnie Keys
Procurement Coordinator

09/24/2024

Date

James L. Borkman
Director of Procurement

09/24/2024

Date



Recommendation of Award - Survey

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

Date: September 12, 2024

To: James Borkman
Director of Procurement

From: Kerl LaJeune
Director of Planning and Design

Distribution: Miguel Fernandez
03740-03-04-05-01

Subject: Recommendation of Award
Malcolm X College (MXC) Washington Park Campus
Thomas Engineering Group, LLC
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Thomas Engineering Group, LLC** who has been pre-qualified to provide an ALTA / ACSM Land Title Survey plus additional survey scope per the SOW as required at the above-named Project. We have reviewed the proposal submitted to perform the requested services:

On September 3, 2024, **Thomas Engineering Group, LLC** submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$27,739.84, to complete the scope of work and \$2,500.00 in contingency costs, for a total proposed amount of \$30,239.84.

Based on the review, we recommend that **Thomas Engineering Group, LLC** 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.

Thomas Engineering Group, LLC should be assigned a Task Order, in the not-to-exceed amount of **\$27,739.84, with \$2,500 in contingency, for a total of \$30,239.84.**

End of Memorandum

EXHIBIT B.
Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
November 6, 2024

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Not-to-Exceed Value per Agreement	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Program Wide	LCP Tracker & B2GNow	PS2021 AM006	Web-Based Labor & Minority Compliance Software	<p>This amendment extends the term of the agreement through December 31, 2025 and increases the value to Not-to-Exceed \$575,000.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$492,000.00	\$83,000.00	\$575,000.00

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – NOVEMBER 12, 2024
CHANGE ORDER REPORT

EXHIBIT C.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
November 12, 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>
Sauganash ES Annex II and Reno 6040 N. Kilpatrick Avenue Project Manager: Robert Owens	C1601	Tyler Lane Construction, Inc.	\$26,123,953.00	\$0.00	\$26,123,953.00	(\$298,749.69)	\$25,825,203.31	-1.14%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Sauganash ES Annex II and Reno

6040 N. Kilpatrick Avenue

October 31, 2024*

Tyler Lane Construction
8700 West Bryn Mawr Avenue
Chicago, Illinois 60631

CHNG	BULL	CONTRACT NUMBER C1601	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$26,123,953.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$26,123,953.00
001	1601-074	Deduct unused Allowances (Site Work, Environmental, Camera, and Covid-19) Other.	(\$298,749.69)

TOTAL CHANGE ADDITION	(\$298,749.69)
<hr/>	
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$25,825,203.31

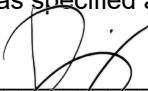
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1601 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

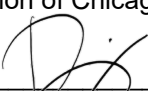
Resolution Number _____

*Ratified at Next Board Meeting

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



 Reviewed By



 Executive Director