

**PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
DECEMBER 4, 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 December 4, 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
Dee Brookens
Patrice Doyle
Tanya Foucher-Weekley
Lisa Giderof
Gabriela Herrera, Neal and Leroy
Minnie Keys
Patricia Montenegro
Bryant Payne (remote)
Mary Pat Witry

The reading of the minutes of the November 6, 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 task order awards for Specialty Consultant Environmental Engineering Services to Environmental Design International, Inc. (MBE/WBE) for the Emergency Medical Services (EMS) Addition Project in the amount of \$98,933.10 and for Environmental Renovation/Demolition Specialty Consultant Services to GSG Consultants, Inc. (MBE) for the Forest Preserve District of Cook County Restroom Rehabilitation Districtwide Project in the amount of \$238,188.00.

The Director of Procurement reported on the appointment of a firm to provide Design-Build Services for the City Colleges of Chicago School of Nursing Expansion at Kennedy King College, located at 6301 South Halsted Street.

On October 10, 2024, the PBC issued a Request for Proposals for the School of Nursing Expansion Project. On October 28, 2024, the PBC hosted a Pre-Submission Conference and Site Visit at Kennedy King College.

On November 22, 2024, submissions were received. PBC is currently reviewing submissions and working through the interview process. The Executive Director will provide a recommendation at the upcoming board meeting.

Next the Director of Procurement reported on the Bid Opening for Contract C1615 for the Forest Preserve District of Cook County Restroom Rehabilitation Districtwide Project at Busse Woods, located at East Higgins Road/Rte. 72, east of I-290/Hwy. 53 in unincorporated Cook County and Dan Ryan Woods located at South Western Avenue and West 87th Street. On October 24, 2024, the PBC issued the project for bid with bids due on November 22, 2024. A recommendation of award will be made at the upcoming board meeting.

Commissioner Randall asked if the project is for the restroom facilities at both locations. The Director of Procurement responded affirmatively that the project is for rehabilitation of restroom facilities at both locations.

The Director of Procurement reported on the Bid Opening for Contract C1616 for the Works Progress Administration (WPA) Street Reconstruction Project (East 109th Street, South Hoyne Avenue, South Harding Avenue, and East 102nd Street). On November 6, 2024, the PBC issued the project for bid and received bids on December 3, 2024. The team is in the process of reviewing the bids with an anticipated award recommendation at the upcoming board meeting.

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

The Executive Director thanked the Director of Procurement and the team for their work on the above-mentioned procurements.

The Executive Director reported on one Field Order above the reporting threshold. The full Field Order Report is listed below:

Dett Elementary School Annex and Renovations/ General Contractor / C1604 K.R. Miller Contractors, Inc. / Original Contract Value: \$30,522,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$30,522,000.00.

- 049 11/14/2024 \$11,331.58 Furnish and install labor, materials and equipment for revisions associated with specified motion detector work at the existing building.
- 051 11/14/2024 (\$11,013.73) Credits for labor, material and equipment related to electrical, metal decking, carpentry marker & tack boards, countertop and casework, sensory room mirrors and changing tables, painting, masonry work at existing gym roof and lawn hydrant scope.
- 053 11/4/2024 \$4,702.39 Furnish and install quad power receptable, duplex data receptacle and light switch in Room 102.
- 056 11/4/2024 (\$5,000.00) Remove scope for repair and refurbishment of existing school marquee sign.

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.

- 005 11/14/2024 \$33,450.45 Furnish and install labor, materials and equipment at the north parking lot and green space for work associated with discovered existing field conditions, including revisions related to the grading and drainage plan, catch basin structures, storm detention system and curb heights.

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

On November 15th, the PBC was honored to join Chairman Johnson, City Colleges of Chicago, elected officials, community leaders, faculty, and students for the ground-breaking ceremony for the new Community Center for Teaching and Learning at Malcolm X. College West Campus, located at 4624 West Madison. The Executive Director thanked PBC Commissioner Whittley for attending the event.

The project consists of approximately 7,000 square ft. of usable space. The new addition will be connected to the existing Learning Center. The project will provide additional recreational and student/community meeting spaces and academic support space to support enhanced learning. The PBC is proud to partner with City Colleges and the community on this project.

On November 15th and November 20th, the PBC hosted community hiring events at the Sulzer Regional Library located at 4455 North Lincoln Avenue, and at Budlong Woods Library located at 5630 North Lincoln Avenue. The in-person events were for the Lincoln Square Brown Line Area Improvements Project. The Executive Director thanked the Director of Compliance for her work on these events.

On November 20th, the PBC attended the Chicago Minority Supplier Development Council General Meeting, a PBC Assist Agency. The PBC joined with speakers including the city's Chief Procurement Officer, Sharla Roberts, and representatives from the Illinois Tollway. The event provided an opportunity for the PBC to share information regarding upcoming construction and professional service opportunities and network with attendees.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.