

Public Building Commission of Chicago



Meeting Minutes

December 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 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 DECEMBER 10, 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
David T. Whittley - 6

Attendees present were:

Ray Giderof, Executive Director

J. Beatty	W. Khan	J. Moreno
G. Blakemore	K. LaJeune	L. Neal
J. Borkman	Z. Leigh	K. Newman
D. Brookins	D. Lucas	B. Payne*
T. Conway	L. Lypson	M. Robinson
P. Doyle	H. Mangrola	J. Targett
L. Fowlie	R. Manning*	T. Foucher-Weekley
L. Giderof	D. Mason	C. Whittley
G. Herrera	J. McCoy	R. Williams
J. Jackson	D. Merritt	M. Witry
Gi. Johnson	P. Montenegro	B. Zator

* 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: Kenneth Newman; Zoe Leigh; Jessica Jackson; Teaira Conway; James McCoy; David Mason; and George

Blakemore. Kenneth Newman provided comments regarding the Kennedy King expansion project, use of vacant land at Daley College and the use of advertisements on public schools and parks to increase revenues so that additional athletic facilities could be built. Zoe Leigh provided comments regarding eminent domain in violation of the constitution. Jessica Jackson provided comments regarding the City of Chicago and Cook County, the need to respect the constitution and property taxes. Teaira Conway provided comments regarding an incident allegedly involving a vehicle that resulted in incarceration. James McCoy provided comments regarding property tax increases and immigration. David Mason provided comments regarding the need to provide help to local businesses and empowerment of communities. George Blakemore provided comments regarding his concerns about the Christkindlmarket on the Daley Center Plaza.

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 November 12, 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 November 12, 2024 board meeting were unanimously approved.

The next item on the agenda was the administration of the Oath of Office to David Todd Whittley, appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2029. The Oath of Office was administered to David Todd Whittley for a term ending September 30, 2029 by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8758

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of David Todd Whittley, 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 and David Todd Whittley – 6

Commissioners voting in the negative:

None

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on December 4, 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 Environmental Engineering and Environmental Renovation/Demolition Specialty Consultant Services to previously appointed firms.

The Director of Procurement provided the following reports:

- Appointment of a firm to provide Design Build Services for the City of Chicago School of Nursing Expansion Project at Kennedy King College located at 6301 S. Halsted Street.
- Report on Bid Opening for Contract C1615 for the Forest Preserve District of Restroom Rehabilitation Project at Busse Woods and Dan Ryan Woods.
- Report on 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).

The Executive Director reported on Field Orders and 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"**.

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. The Public Building Commission issued its external newsletter, "Constructive News You Can Use" which shared progress made during the final quarter of 2024.

On November 15, 2024, the Public Building Commission was joined by Chairman Johnson, Commissioner Whittley, the City Colleges of Chicago, elected officials, community leaders, faculty and students at the groundbreaking ceremony for the new community center for teaching and learning at Malcolm X College – West Campus located at 4624 W. Madison Street. The new addition will create approximately 7,000 square feet of usable space and provide additional recreational and student and community meeting spaces and academic support space for enhanced learning. Executive Director Giderof expressed appreciation to Commissioner Whittley for attending the event. Other notable events reported by Executive Director Giderof during his report included the following:

- On November 15 and November 20, 2024, the Public Building Commission hosted in-person community hiring events for the Lincoln Square Brown Line Area Improvements Projects at the Sulzer Regional Library located at 4455 N. Lincoln Avenue and the Budlong Woods Library located at 5630 N. Lincoln Avenue;
- On November 20, 2024, the Public Building Commission attended the Chicago Minority Supplier Development Council General Meeting along with the City of Chicago's Chief Procurement Officer and representatives from the Illinois Tollway. This event enabled the Public Building Commission to provide information about current projects and future construction and professional opportunities;
- On December 9, 2024, the Public Building Commission hosted a community hiring event at the Bauer Plummer Public Safety Center located at 4417 West Chicago Avenue for the new Emergency Medical Services (EMS) project. A second hiring event for the project is scheduled for December 19, 2024, at the Legler Library located at 115 S. Pulaski Road.

At the conclusion of his report, Executive Director Giderof expressed appreciation for the leadership, courage and guidance of the Commissioners throughout the year and extended holiday greetings to everyone. Thereupon, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval to award Contract C1616 for the Works Progress Administration (WPA) Street Reconstruction (East 109th Street, South Hoyne Avenue, South Harding Avenue and East 102nd Street) (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On December 3, 2024, sealed bids were received from five (5) contractors. Following a review of the bid documents, it was recommended that Contract C1616 be awarded to Sumit Construction Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8759

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1616, the Works Progress Administration (WPA) Street Reconstruction (East 109th Street, South Hoyne Avenue, South Harding Avenue and East 102nd Street) (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Sumit Construction Company, Inc.	\$5,156,287.27	\$4,867,535.18
MQ Sewer and Water Contractors, Inc. DBA MQ Construction Company	\$5,178,627.45	\$4,888,624.32
Acura, Inc.	\$5,634,751.00	\$5,429,082.59
MYS, Inc.	\$5,936,776.16	\$5,533,075.38
F.H. Paschen S.N. Nielsen & Assoc., Inc.	\$6,429,492.15	\$6,185,171.45

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 of America, 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 C1616 be awarded to Sumit Construction Company, Inc. and that Travelers Casualty and Surety Company of America, 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, Inc. Contract C1616 for the Works Progress Administration (WPA) Street Reconstruction (East 109th Street, South Hoyne Avenue, South Harding Avenue and East 102nd Street Project pursuant to the terms thereof for the contract price of \$5,156,287.27 (including Contingency and Allowances) 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 C1616, 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 of America, as surety, in the principal amount of \$5,156,287.27 (including Contingency and Allowances) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Michilla Blaise,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle and David Todd Whittley – 6

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a firm to provide Design Build Services for the City Colleges of Chicago School of Nursing Expansion project at 6301 South Halsted Street (the “Project”). Executive Director Giderof advised the Commissioners that the PBC in collaboration with the City Colleges of recommended the appointment of Burling

Builders, Inc., a minority-owned firm in collaboration with BeeHyvve and JGMA, both certified Minority Business Enterprise firms (Burling BeeHyvveJGMA) as the Design Builder for the Project. This recommendation was the result of PBC's One-Step Design-Build Process following the advertisement and notification requirements. Six (6) submissions were received from firms interested in providing the required services the Project. An Evaluation Committee comprised of knowledgeable and experienced staff from the City Colleges of Chicago and the Public Building Commission reviewed the submissions based upon the following criteria: technical qualifications; past performance; key personnel and consultants; utilization goals; cost and financials; references; interview; and responsiveness to the Request for Proposals (RFP). After an initial evaluation of the submissions, three (3) firms were invited for interviews. Following the interviews, it was the consensus of the Evaluation Committee to appoint Burling BeeHyvve JGMA as the Design Builder for the Project. Burling BeeHyvve JGMA has committed to work with diverse and experienced trade subcontractors, student engagement and hiring as well as sponsoring students into the union within thirty days of the Notice to Proceed. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8760

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Burling Builders Inc., a minority owned firm, in collaboration with BeeHyvve and JGMA, both certified Minority Business Enterprise (Burling BeeHyvveJGMA), as Design Builder for the City Colleges of Chicago School of Nursing Expansion Project located at 6301 South Halsted Street. The PBC will negotiate a Guaranteed Maximum Price (GMP) to complete the design and construction of the Project within the total approved budget.

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 and David Todd Whittley – 6

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval to award Contract C1615 for the Forest Preserve District of Cook County Restroom Rehabilitation District-wide Project 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 87th Street (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On November 22, 2024, sealed bids were received from one (1) contractor. Following a review of the bid documents, it was recommended that Contract C1615 be awarded to ALFA Chicago, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8761

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bid for Contract No. C1615, Forest Preserve District of Cook County Restroom Rehabilitation District-wide Project 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 87th Street:

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
ALFA Chicago, Inc.		
Total Base Bid:	\$2,850,700.00	\$2,770,880.40
Total Base Bid + Alternative #1	\$3,043,000.00	\$2,957,796.00
Total Base Bid + Alternate #2	\$3,039,300.00	\$2,954,199.60
Total Base Bid + Alternate #1 + Alternate #2	\$3,231,600.00	\$3,141,115.20

WHEREAS, the bid of ALFA Chicago, Inc. was the only 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, ALFA Chicago, 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 Merchants National Bonding, Inc., 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 C1615 be awarded to ALFA Chicago, Inc. and that Merchants National Bonding, Inc., 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 ALFA Chicago, Inc. Contract C1615 for the Forest Preserve District of Cook County Restroom Rehabilitation District-wide Project 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 87th Street:

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 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.

APPROVED:

Secretary

Chairman

EXHIBIT A.



December 10, 2024

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

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

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: Environmental Engineering Services, Environmental Renovation/Demolition 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 submit the attached report of recent Specialty Consultant Service task order awards.

Sincerely

A handwritten signature in blue ink, appearing to read "James L. Borkman".

James L. Borkman
Director of Procurement

BOARD OF COMMISSIONERS

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BRANDON JOHNSON
Mayor
City of Chicago

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Financial Relations, Inc.

TONI PRECKWINKLE
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Cook County Board of Commissioners

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Foundation

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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
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Metropolitan Water Reclamation
District of Greater Chicago

MICHILLA BLAISE
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Chicago Board of Education

RAY GIDEROFF
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

JESSICA HIGGINS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer



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

December 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Engineering	\$ 98,933.10
1	Environmental Renovation/Demolition	\$ 238,188.00
		\$ 337,121.10

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Emergency Medical Services (EMS) Additional	Environmental Engineering	Consulting	Environmental Design International, Inc.	MBE/WBE	\$ 98,933.10
FPDCC Restroom Rehabilitation Districtwide	Environmental Renovation/Demolition	Consulting	GSG Consultants, Inc.	MBE	\$ 238,188.00



EXHIBIT A.

November 13, 2024

Via E-Mail: lsawyer@envdesigni.com
gflentge@envdesigni.com

Leslie J. Sawyer
Gary Flentge
Environmental Design International, Inc.
33 West Monroe Street, Suite 1825
Chicago, IL 60603

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

RE: Contract / Task Order
Number: 07215-PS3080E-001
Project Number and Name: 07215 Emergency Medical Services (EMS) Addition
Services: Environmental Engineering Services
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 PS3080E for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Environmental Design International, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Environmental Design International, Inc.'s Task Order proposal, dated October 10, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$94,222.00 Not-To-Exceed Fee for Environmental Engineering Services – Construction Oversight & SRP Process as described in Attachment B - Schedule of Cost

\$4,711.10 Not-To-Exceed 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 **\$98,933.10** for Environmental Engineering 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

11/13/2024

Date

James L. Borkman
Director of Procurement

11/13/2024

Date



Recommendation of Award - Environmental Engineering 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: October 10, 2024

To: James Borkman
Director of Procurement

From: Kerl LaJeune
Director of Planning and Design

Distribution: Minnie Keys
07215-03-04-01

Subject: Recommendation of Award
Emergency Medical Services (EMS) Addition
Environmental Design International Inc.
Environmental Engineering Scope of Services: Construction Oversight

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

- (i). Soil Removal Oversight Services;
- (ii). Construction Meetings;
- (iii). Submittals Review.

On October 10, 2024, **Environmental Design International Inc.** 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 \$94,222.00, to complete the scope of work and \$4,711.10 in contingency costs, for a total proposed amount of \$98,933.10.

Based on the review, we recommend that **Environmental Design International Inc.** 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.

Environmental Design International Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$94,222.00, with \$4,711.10 in contingency, for a total of \$98,933.10.**

End of Memorandum



EXHIBIT A.

November 20, 2024

VIA EMAIL: asassila@gsg-consultants.com

Ala Sassila
GSG Consultants, Inc.
735 Remington Road
Schaumburg, IL 60173

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

RE: Contract / Task Order
Number: 15050-PS3081F-001
Project Number and Name: 15050 FPDCC Restroom Rehabilitation Districtwide
Services: Environmental Renovation/Demolition
User Agency: Forest Preserve District of Cook County

Dear Contractor/Vendor:

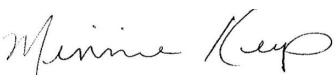
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081F for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and GSG Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of GSG Consultants, Inc.'s revised Task Order proposal, dated August 24, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$198,490.00 Not-To-Exceed Fee for Environmental Reno/Demo Services as described in Attachment B – Schedule of Cost.

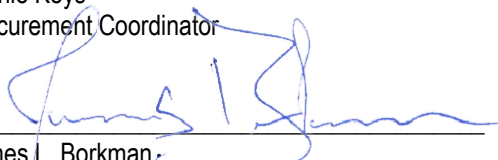
\$39,698.00 Not-To-Exceed Contingency to be authorized in writing by The Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$238,188.00** 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.



Minnie Keys
Procurement Coordinator

11/20/2024
Date



James L. Borkman
Director of Procurement

11/20/2024
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: August 29, 2024

To: James Borkman
Director of Procurement

From: Justin Cafferty
Senior Design Manager

Distribution: Miguel Fernandez
15050-03-04-04-01

Subject: Recommendation of Award
Restrooms Rehabilitation Districtwide
GSG
Environmental Renovation/Demolition Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to 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. Asbestos Containing Materials (ACM) Survey;
2. Lead Based Paint (LBP) Survey;
3. Hazardous Materials Survey;
4. ACM Abatement Project Management and Air Sampling;
5. LBP Abatement Project Management, Air Sampling and Clearance Sampling;
6. Hazardous Materials Removal and Disposal Oversight;
7. Renovation Activities;
8. Hazardous Materials Specifications;
9. Hazardous Materials Drawings;
10. ACM Abatement Specification Modification;
11. ACM Abatement Drawings;
12. LBP Mitigation Specification Modifications;
13. LBP Mitigation Drawings;
14. Design and Bid Meetings;
15. Construction Meetings;
16. Submittals Review.

On May 29, 2024, (updated on August 25, 2024 to include roof sample scope) GSG 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 \$198,490, to complete the scope of work and \$39,698 in contingency costs, for a total proposed amount of \$238,188.

Based on the review, we recommend that 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.

GSG should be assigned a Task Order, in the not-to-exceed amount of \$198,490, with \$39,698 in contingency, for a total of \$238,188.

End of Memorandum