

# Public Building Commission of Chicago



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## Meeting Minutes

February 11, 2025

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

Robert Castaneda

Sean B. Harden

**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 FEBRUARY 11, 2025 at 2:30 P.M.**

**The following Commissioners were present:**

Mayor Brandon Johnson  
Robert Castaneda \*  
James F. Ellis, Jr.  
Sean B. Harden \*\*  
Jose G. Maldonado, Jr.  
Toni Preckwinkle  
Samuel Wm. Sax  
Kari K. Steele  
David Todd Whittley – 9

Item A4 of the Agenda - \*  
Item A5 of the Agenda - \*\*

**Attendees present were:**

Ray Giderof, Executive Director

J. Beatty	G. Herrera	K. Newman
G. Blakemore	M. Jackson	B. Payne
J. Borkman	G. Johnson	M. Robinson
D. Carter	K. LaJeune	D. Taylor
P. Doyle	Z. Leigh	T. Foucher-Weekley
V. Egonmwan	L. Lypson	C. Whitfield
D. Fiordiroso	R. Manning*	R. Williams
L. Giderof	W. Mitchell	M. Witry
S. Gohil	P. Montenegro	

\* 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: George Blakemore; Zoe Leigh; Danielle Carter; and Kenneth Newman. George Blakemore provided comments regarding immigration and contracts for black people. Zoe Leigh provided comments regarding generational wealth for black people and First Amendment rights of citizens. Danielle Carter provided comments regarding First Amendment rights of citizens and immigration. Kenneth Newman provided comments urging the construction of additional athletic facilities on vacant property adjacent to public schools at various locations in the City of Chicago.

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 January 14, 2025. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the January 14, 2025 board meeting were unanimously approved.

The next item on the agenda was administration of the Oath of Office to Robert Castaneda, appointee of the Chicago Park District, for a term ending September 30, 2028. The Oath of Office was administered to Robert Castaneda for a term ending September 30, 2028 by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8765**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Robert Castaneda, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending on September 30, 2028.

**Commissioners voting in the affirmative:**

Mayor Brandon Johnson, James F. Ellis, Jr.,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Kari K. Steele and  
David Todd Whittley – 7

**Commissioners voting in the negative:**

None

The next item on the agenda was the administration of the Oath of Office to Sean B. Harden, appointee of the Board of Education of the City of Chicago, for a term ending September 30, 2028. The Oath of Office was administered to Sean B. Harden for a term ending September 30, 2028 by Chairman Johnson. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8766**

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

**Commissioners voting in the affirmative:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Kari Steele and David Todd Whittley - 8

**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 February 5, 2025. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Executive Director provided a report on a Specialty Consultant task order award for Survey Services to a previously appointed firm.

The Executive Director also provided reports on Bid Openings for Contract C1618 and Contract C1619 for the Works Progress Administration (WPA) Street Reconstruction Projects and Contract C1613 for the Forest Preserve District of Cook County Metal Buildings – McGinnis Field Station Project.

The Executive Director also reported on Field Orders and various outreach opportunities.

The AO Committee accepted the recommendations and reports from the Executive Director.

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. Notable events reported by Executive Director Giderof during his report included the following:

- On January 16, 2025, the Public Building Commission hosted its Fifth Assist Agency Conference during which there were engaging conversations with the Executive Director of the Federation of Women Contractors, the Director of Business Development from Hire 360, the Director of Program Development for the Chicago Minority Supplier Development Council, the Director of Program Development for HACIA, the President of National Able Network and the President of V-E Solutions. This conference was in furtherance of the Public Building Commission’s mission to engage and assist agencies in developing relationships and collaborating on strengthening partnerships that benefit minority and women-owned businesses.
- On January 30, 2025, the Public Building Commission attended the Government Procurement Compliance (GPC) Forum at City Hall. The mission of the GPC is to make the region the benchmark for procurement certification and compliance processes that are streamlined, equitable and transparent. During the Forum, Congressman Jonathan L. Jackson provided information regarding the impact of diversity, equity and inclusion on local businesses.

- On February 24, 2025, the Public Building Commission, in partnership with the Chicago Department of Transportation, the Department of Planning and Development and the 35<sup>th</sup> Ward aldermanic office will host a community open house at the Avondale Logandale Elementary School located at 3212 West George Street to discuss public space development opportunities for the Logan Square Plaza Project. This event will be the third (3<sup>rd</sup>) community engagement meeting for the Project and will provide an opportunity for residents to share feedback and engage with the team.
- Finally, the Executive Director provided remarks regarding the celebration of Black History Month during which the achievements of African Americans have been shared in recognition of their prominent role in United States history.

Thereupon, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of a Partial Undertaking Request from the City of Chicago for the Department of Water Management Lead Service Line Replacement Program (the “Project”). Executive Director Giderof advised the Commissioners that the City of Chicago Department of Water Management (DWM) and the Office of Budget and Management (OBM) have requested approval of a Partial Undertaking to provide development services which may include administrative, technical, professional and legal services in support of the Project as well as coordination and management of planning (if necessary), design (if necessary) and construction on behalf of DWM. The funding authority included in the Partial Undertaking is not-to-exceed \$750M, which will be coordinated by DWM in conjunction with DWM. OBM will advise of any requirements associated with funding sources, including grant requirements. Following approval of the Partial Undertaking Request, the Public Building Commission will continue to work with DWM to coordinate the initial phase(s) of the Project.

Upon motion duly made and seconded, the following resolution was approved:

**RESOLUTION NO. 8767**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the Partial Undertaking Request from the City of Chicago for the Department of Water Management Lead Service Line Replacement Program in an amount not to exceed \$750,000,000.

**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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Kari Steele  
and David Todd Whittle - 9

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of a Partial Undertaking Request from the City of Chicago for the Department of Family and Support Services Regional Senior Center Project located at 4711 – 4755 South Calumet Avenue (the “Project”). The Commissioners were advised by the Executive Director that the City of Chicago Department of Fleet and Facility Management (2FM), the Department of Family and Support Services (DFSS) and the Office of Budget and Management (OBM) have requested approval of a Partial Undertaking in the amount of \$2,000,000 to provide for the development of a new Regional Senior Center including community and administrative spaces along with site improvements in support of DFSS’ senior programming. The scope of services associated with this Partial Undertaking includes, but is not limited to planning, due diligence, design, pre-construction and

associated management services in support of the Project. Following approval of the Partial Undertaking, the Public Building Commission will work collaboratively with 2FM and DFSS to confirm the scope, program, budget and schedule that can be accommodated within the anticipated available funding. OBM will coordinate the funding requirements for the Project and advise of any requirements associated with funding sources, including grant requirements.

Upon motion duly made and seconded, the following resolution was approved:

**RESOLUTION NO. 8768**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the Partial Undertaking Request from the City of Chicago for the Department of Family and Support Services Regional Senior Center Project located at 4711 – 4755 South Calumet Avenue in the amount of \$2,000,000.

**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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Kari Steele and  
David Todd Whittley – 9

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval to award Contract C1618 for the Works Progress Administration (WPA) Street Reconstruction (South Oakley/Garfield Boulevard, East 94<sup>th</sup> Street and South Oakley/58th Street) (the “Project”). Executive Director Giderof reported that the Public Building Commission invited all contractors



to bid on the Project. On January 28, 2025, sealed bids were received from four (4) contractors. Following a review of the bid documents, it was recommended that Contract C1618 be awarded to Sumit Construction Co., Inc. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8769**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1618, the Works Progress Administration (WPA) Street Reconstruction (South Oakley/Garfield Boulevard, East 94<sup>th</sup> Street and South Oakley/58th Street (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA FIGURE</u></b>
<b>Sumit Construction Co., Inc.</b>	\$9,695,936.50	\$9,152,964.06
<b>MQ Sewer &amp; Water Contractors, Inc. DBA MQ Construction Company</b>	\$10,806,108.10	\$10,200,966.05
<b>MYS, Inc.</b>	\$11,191,734.49	\$10,430,696.55
<b>F.H. Paschen S.N. Nielsen &amp; Assoc., Inc.</b>	\$11,145,648.75	\$10,800,133.64

**WHEREAS**, the bid of Sumit Construction Co., 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 Co., Inc. 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 C1618 be awarded to Sumit Construction Co., Inc. and that Travelers Casualty and 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 Sumit Construction Company, Inc. Contract C1618 for the Works Progress Administration (WPA) Street Reconstruction (South Oakley/Garfield Boulevard, East 94<sup>th</sup> Street and South Oakley/58th Street Project pursuant to the terms thereof for the contract price of \$9,695,936.50 (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 No. C1618, 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 \$9,695,936.50 (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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Kari Steele and  
David Todd Whittley – 9

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval to award Contract C1619 for the Works Progress Administration (WPA) Street Reconstruction (West Barry Avenue) (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On February 7, 2025, sealed bids were received from four (4) contractors. Following a review of the bid documents, it was recommended that Contract C1619 be awarded to Benchmark Construction Co., Inc. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8770**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1619, the Works Progress Administration (WPA) Street Reconstruction (West Barry Avenue) (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
		<b><u>FIGURE</u></b>
<b>Benchmark Construction Co., Inc.</b>	\$5,248,000.00	\$4,972,480.00
<b>MQ Sewer &amp; Water Contractors, Inc. DBA</b>	\$5,780,967.00	\$5,457,232.85
<b>MQ Construction Company</b>		
<b>F.H. Paschen, S.N. Nielsen &amp; Associates, LLC</b>	\$5,768,525.45	\$5,681,997.57
<b>MYS, Incorporated</b>	\$6,161,210.92	\$5,742,248.58

**WHEREAS**, the bid of Benchmark Construction Co., 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, Benchmark Construction Co., Inc. 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 Liberty Mutual 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 C1619 be awarded to Benchmark Construction Co., Inc. and that Liberty Mutual 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 Benchmark Construction Co., Inc. Contract C1619 for the Works Progress Administration (WPA) Street Reconstruction Project (West Barry Avenue) pursuant to the terms thereof for the contract price of \$5,248,000.00 (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 No. C1619, subject to the completion and delivery to the Commission of said form of bond by Benchmark Construction Company, Inc. and Liberty Mutual Casualty Company, as surety, in the principal amount of \$5,248,000.00 (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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Kari Steele and  
David Todd Whittley – 9

**Commissioners voting in the negative:**

None

The final item on the agenda was consideration of approval to award Contract C1613 for the Forest Preserve District of Cook County Metal Buildings – McGinnis Field Station Project located at 13700 South 110<sup>th</sup> Avenue in Orland Park, Illinois (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On February 6, 2025, sealed bids were received from seven (7) contractors. Following a review of the bid documents, it was recommended that Contract C1613 be awarded to Accel Construction Services Group, LLC. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8771**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1613, Forest Preserve District of Cook County Metal Building – McGinnis Field Station located at 13700 South 110<sup>th</sup> Avenue in Orland Park, Illinois (the “Project”):

<b><u>RESPONSIVE BIDS:</u></b>	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
		<b><u>FIGURE</u></b>
<b>Accel Construction Services Group, LLC</b>	\$1,799,950.00	\$1,735,151.80
	Alternate #1	Alternate #1
	\$1,908,230.00	\$1,839,533.72
<b>F.H. Paschen, S.N. Nielsen &amp; Associates, LLC</b>	\$2,055,133.00	\$2,015,406.87
	Alternate #1	Alternate #1

	\$2,169,783.00	\$2,127,853.32
<b>A.L.L. Masonry Construction Co., Inc.</b>	\$2,340,000.00	\$2,218,320.00
<b>DBA ALL Construction Group</b>	Alternate #1	Alternate #1
	\$2,492,700.00	\$2,492,700.00
<b><u>NON-RESPONSIVE BIDS</u></b>	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
		<b><u>FIGURE</u></b>
<b>Complete Construction Resources, Inc.</b>	\$1,450,000.00	\$1,450,000.00
	Alternate #1	Alternate #1
	\$1,535,000.00	\$1,535,000.00
<b>TORO Construction Corp.</b>	\$1,740,988.00	\$1,671,348.48
<b>MYS Incorporated</b>	\$1,947,186.61	\$1,973,381.61
	Alternate #1	Alternate #1
	\$1,947,186.61	\$1,973,381.61
<b>Fabex Technologies, LLC</b>	\$2,055,133.00	\$2,015,406.87
	Alternate #1	Alternate #1
	\$2,169,783.00	\$2,127,853.32

**WHEREAS**, the bid of Accel Construction Services Group, LLC was the lowest responsible and responsive 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, Accel Construction Services Group, LLC 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 C1613 be awarded to Accel Construction Services Group, LLC. 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 Accel Construction Services Group, LLC Contract C1613 for the Forest Preserve District of Cook County Metal Buildings - McGinnis Field Station Project located at 13700 South 110<sup>th</sup> Avenue in Orland Park, Illinois pursuant to the terms thereof for the contract price of \$1,908,230.00 (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 No. C1613, subject to the completion and delivery to the Commission of said form of bond by Accel Construction Services Group, LLC and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$1,908,230.00 (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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Kari Steele and  
David Todd Whittley – 9

**Commissioners voting in the negative:**

None

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

APPROVED:

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Secretary

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Chairman

EXHIBIT A.



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

**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

**MICHILLA BLAISE**  
Member  
Chicago Board of Education

**RAY GIDEROF**  
Executive Director  
Public Building Commission

**MARY PAT WITRY**  
Secretary

**JESSICA HIGGINS**  
Assistant Secretary

**TANYA FOUCHER-WEEKLEY**  
Assistant Treasurer

February 11, 2025

**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 submit the attached report of the 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

## February 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Surveyor	\$ 29,750.00
		\$ 29,750.00

## Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Kells (George) Park Fieldhouse	Surveyor	Consulting	GSG Consultants, Inc.	MBE	\$ 29,750.00





EXHIBIT A.

January 16, 2025

Via E-Mail: [asassila@gsg-consultants.com](mailto:asassila@gsg-consultants.com)

Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
(312) 744-3090  
Fax: (312) 744-8005  
[www.pbcchicago.com](http://www.pbcchicago.com)

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

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

RE: **Contract / Task Order**  
**Number:** 11340-PS3083E-001  
**Project Number and Name:** 11340 Kells Park Fieldhouse  
**Services:** Surveyor  
**User Agency:** City of Chicago – Chicago Park District

**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081E for Surveyor 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. Task Order proposal, dated December 16, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$27,250.00 Not-To-Exceed 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 **\$29,750.00** 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

01/16/2025

Date

James L. Borkman  
Director of Procurement

01/16/2025

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:** December 20, 2024

**To:** James Borkman  
Director of Procurement

**From:** Jose Barajas  
Project Manager

**Distribution:** Miguel Fernandez  
11340-03-04-05-01

**Subject:** Recommendation of Award  
**11340 Kells Park Fieldhouse**  
**GSG Consultants, Inc**  
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **GSG Consultants, Inc** 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 December 16, 2021, **GSG Consultants, Inc** submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$27,250.00 , to complete the scope of work and \$2,500.00 in contingency costs, for a total proposed amount of \$29,750.00.

Based on the review, we recommend that **GSG Consultants, 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.

**GSG Consultants, Inc** should be assigned a Task Order, in the not-to-exceed amount of **\$27,250.00, with \$2,500.00 in contingency, for a total of \$29,750.00.**

**End of Memorandums**