

**PUBLIC BUILDING COMMISSION  
MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING  
HELD SEPTEMBER 7, 2022**

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

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The Administrative Operations Committee of the Public Building Commission of Chicago held a virtual meeting on September 7, 2022, at 1:00 p.m. The meeting was livestreamed.

The following Committee members were present:

Chairman Jose Maldonado  
Commissioner Arnold Randall  
Commissioner Olga Camargo

Also present:

Carina E. Sánchez  
Ray Giderof  
James Borkman  
Tanya Foucher-Weekley  
Mary Pat Witry  
Bryant Payne  
Rudy Manning  
Anne Fredd, Neal and Leroy

The reading of the minutes of the July 28, 2022, 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 by any persons.

The Director of Procurement reported on one task order award for specialty consultant services for Environmental Renovation/Demolition services to ATC Group Services, LLC in the amount of \$48,924.00 for the Police Motor Maintenance Garage 4 Project.

The Director of Procurement also provided recommendations for Architect of Record appointments for various projects. All the firms recommended today are either Minority, Women or Minority and Women Business Enterprise firms. The recommendations are as follows.

Recommendation to appoint KOO, LLC, MBE/WBE firm, to provide Architect of Record Services for the Dett Elementary School Annex Project located at 2131 West Monroe Street. KOO, LLC is enrolled in the PBC's Architect of Record Letters of Interest and Qualifications (LIQ) database. KOO, LLC will work under their existing Task Order based Master Agreement with the PBC.

Recommendation to appoint The HOH Group, Inc., MBE firm, to provide Architect of Record Services for the Engine Company 44 Project located at 412 North Kedzie Avenue. The HOH Group is enrolled in the PBC's Architect of Record Letters of Interest and Qualifications (LIQ) database. The HOH Group, Inc. will work under their existing Task Order based Master Agreement with the PBC.

Recommendation to appoint Mode Architects, P.C., MBE firm, to provide Architect of Record Services for the Engine Company 57 Project located at 1244 North Western Avenue. Mode Architects, P.C. is enrolled in the PBC's Architect of Record Letters of Interest and Qualifications (LIQ) database. Mode Architects, P.C. will work under their existing Task Order based Master Agreement with the PBC.

Recommendation to appoint ONYX Architectural Services, Inc., MBE firm, to provide Architect of Record Services for the Fire Supply and Logistics Project located at 3015 West 31<sup>st</sup> Street. ONYX is enrolled the PBC's Architect of Record Letters of Interest and Qualifications (LIQ) database. ONYX will work under their existing Task Order based Master Agreement with the PBC.

Recommendation to appoint Brush Architects LLC, WBE firm, to provide Architect of Record Services for the Legler Library Project located at 115 South Pulaski Road. Brush is enrolled the PBC's Architect of Record Letters of Interest and Qualifications (LIQ) database. Brush will work under their existing Task Order based Master Agreement with the PBC.

Recommendation to appoint Studio ARQ, LLC, MBE firm, to provide Architect of Record Services for the Mabel Manning Branch Library Project located at 6 South Hoyne Street. Studio ARQ is enrolled the PBC's Architect of Record Letters of Interest and Qualifications (LIQ) database. Studio ARQ will work under their existing Task Order based Master Agreement with the PBC.

The Director of Procurement provided a recommendation of a term extension for the Pre-Qualification of sixty-three General Contractors for License Classification Types A-E for one-year through December 31, 2023. The firms were evaluated based on technical competence, past performance, and relevant experience along with other criteria. Eighteen of the sixty-three firms are minority, women or minority and business owned Business Enterprise firms. The list is attached, Exhibit A.

The Director of Procurement provided a recommendation to extend the term of the following program-wide agreements for Specialty Consultant services, through December 31, 2023. Task Orders will be issued on a project specific basis.

#### **Environmental Engineering Services (10 firms)**

1. AECOM Technical Services, Inc.
2. Wood Environment & Infrastructure Solutions, Inc.
3. Carlson Environmental, Inc.
4. Carnow, Conibear & Assoc., Ltd. (WBE)
5. Environmental Design International, Inc. (MBE/WBE)
6. GSG Consultants, Inc. (MBE)
7. Ramboll
8. Terracon Consultants, Inc.
9. Tetra Tech, Inc.
10. V3 Companies, Ltd.

**Environmental Renovation/Demolition Services (8 firms)**

1. Accurate/Specialty Joint Venture (MBE)
2. Wood Environment & Infrastructure Solutions, Inc.
3. ATC Group Services, LLC
4. Carnow, Conibear & Associates Ltd (WBE)
5. Environmental Design International Inc. (MBE/WBE)
6. Specialty Consulting, Inc. (MBE)
7. Terracon Consultants Inc.
8. Verde2 Environmental Solutions, LLC

**Geotechnical Investigation Services (6 firms)**

1. AECOM Technical Services, Inc.
2. ECS Midwest
3. GSG Consultants, Inc. (MBE)
4. Terracon Consultants, Inc.
5. SEECO Consultants, Inc.
6. Weaver Consultants Group North Central LLC

**Surveyor Services (7 firms)**

1. American Surveying & Engineers, P.C. (MBE)
2. DB Sterlin Consultants, Inc. (MBE)
3. Environmental Design International, Inc. (MBE/WBE)
4. Landmark Engineering, LLC
5. Terra Engineering, Ltd. (WBE)
6. V3 Companies of Illinois, Ltd
7. Weaver Consultants Group North Central LLC

**Traffic Study Services (7 firms)**

1. AECOM Technical Services, Inc.
2. DLZ Illinois, Inc.
3. Globetrotters Engineering Corp. (MBE)
4. Knight E/A
5. Primera Engineering, Ltd. (WBE)
6. Terra Engineering, Ltd. (WBE)
7. V3 Companies of Illinois, Ltd.

**Material Testing Services (5 firms)**

1. Design Consulting Engineers (MBE)
2. ECS Midwest, LLC
3. Princeton Technical Services, Inc. (FKA GSG Material Testing) (MBE)
4. Interra, Inc. (MBE)
5. SEECO Consultants, Inc.

A recommendation was provided to extend the term of the agreement for photographic documentation services with Munsterman Services, LLC d/b/a Multivista and for program-wide Design Architect agreements for FGM Architects, Inc., Legat Architects, Inc. and SMNG-A, Ltd. through December 31, 2023. The task orders will be issued on a project-specific basis.

Amendment for Web-Based Labor & Minority Compliance Software for LCP Tracker & B2GNow. This amendment extends the term of the agreement through December 31, 2023. The scope of services in this agreement are an extension of the services included in the original agreement.

Amendments to exercise the Option Year and extend the following agreements through December 31, 2023. Job Orders are issued on a project-specific basis. The estimated annual value of each contract remains unchanged.

**JOC Tier 1 – For Projects Equal to or less than \$300,000**

- |  |         |
|--|---------|
| 1. ALFA Chicago, Inc.                          | MBE     |
| 2. ALL Chicago, Inc.                           | MBE     |
| 3. Anchor Mechanical, Inc.                     |         |
| 4. Apex Construction Group, Inc.               |         |
| 5. Davila/OVC JV                               | MBE/WBE |
| 6. Impact Construction Services Division 1 LLC | MBE     |
| 7. Montel Technologies, LLC                    | MBE     |
| 8. Tiles In Style, LLC                         |         |

**JOC Tier 2 – For Projects Between \$300,000.01 and \$1,000,000**

- |   |     |
|---|-----|
| 1. BOWA Construction  | MBE |
| 2. CCC Holdings, Inc. d/b/a Chicago Commercial Construction |     |
| 3. Cardos Development & Associates LLC                      |     |
| 4. Master Design Build & Ground Crew JV LP                  | MBE |
| 5. Robe, Inc.   |     |
| 6. Structures Construction, LLP                             |     |

**JOC Tier 3 – For Projects Greater than \$1,000,000.01**

- |  |                 |
|--|-----------------|
| 1. The George Sollitt Construction Company |                 |
| 2. K.R. Miller Contractors, Inc.           |                 |
| 3. McDonagh Demolition, Inc.               |                 |
| 4. Old Veteran Construction, Inc.          |                 |
| 5. Paschen Ashlaur Joint Venture II        | (MBE) - Ashlaur |
| 6. Tyler Lane Construction, Inc.           |                 |
| 7. UJAMAA Construction, LLC                | (MBE)           |

Amendment for Property Management Services at the Richard J. Daley Center to MB Real Estate Services, Inc. This amendment exercises MB Real Estate's 2023 option year and will increase the amount of the contract by \$168,533.00. The scope of services included in his amendment are an extension of the services included in the original agreement

Amendment for Audit Services for the PBC. This amendment exercises Deloitte & Touche's FY 2023 option year for Audit Services. The scope of services included in this amendment are an extension of the services included in the original agreement.

Commissioner Camargo abstained on amendments for Verde2 Environmental Solutions, LLC and Interra, Inc.

The AO Committee accepted the reports from the Director of Procurement.

The Chief Development Officer provided the Field Order Report. He noted that the Field Orders being presented are with the concurrence of our clients. The full report is detailed below;

**Belmont Cragin Elementary School** / General Contractor C1599 / Sollitt Sachi Joint Venture / Original Contract Value \$33,373,000.00 / Approved Changes to Date \$109,037.93 / Revised Contract Value \$33,482,037.93

031	7/28/2022	\$68,888.93	Additional streetscape work along Fullerton Avenue, including changes to remove and replace sidewalk, curb and gutter.
032	7/28/2022	\$3,714.70	Install Domestic Cold-Water line to the Glycol Fill Station from the nearest cold water piping (outside mechanical room)
Subtotal: \$72,603.63			

**Sauganash Annex II and Renovation** / General Contractor / C1601 Tyler Lane Construction, Inc. / Original Contract Value: \$26,123,953.00 / Revised Contract Value: \$26,123,953.00

007	7/28/2022	\$12,302.55	Install floor drain vent and cleanout and revised boiler pads in Mechanical Room.
006	8/18/2022	\$2,171.13	Furnish and install menstrual hygiene products(dispensers) at Toilet Rooms, 100B, 200B, and 300B.
004	8/04/2022	\$6,417.46	Furnish and install 8" water service pipe in lieu of 6" to Annex.
Subtotal: \$20,891.14			

The Chief Development Officer provided a recommendation to ratify one Change Order processed since the last board meeting.

- Change Order for revisions associated with water service changes, including water service tap configuration and vertical and horizontal bends to route beneath existing DWM water main and to furnish and install additional fire alarm devices in the total amount of \$44,534.31 for the Belmont Cragin Elementary School Project.

The AO Committee accepted the reports from the Chief Development Officer.

The meeting was adjourned.

# PBC List of Pre-Qualified General Contractors

## CLASS A

### No \$ Limit

All-Bry Construction Company  
 Barton Malow Company  
 Berglund Construction Company  
 Blinderman Construction Company, Inc.  
 Burling Builders, Inc.  
 Clark Construction Group, LLC  
 Development Solutions, Inc.  
 F.H. Paschen, S.N. Nielsen & Associates, LLC  
 Friedler Construction Co.  
 Henry Bros. Company  
 Hunt Construction Group Inc\*  
 James McHugh Construction Co.  
 K.R. Miller Contractors, Inc.  
 Madison Construction Company  
 Old Veteran Construction, Inc.  
 Path Construction Company, Inc.  
 Power Construction Company, LLC  
 Powers and Sons Construction Company, Inc.  
 The George Sollitt Construction Company  
 Turner Construction Company  
 Tyler Lane Construction, Inc.  
 UJAMAA Construction, Inc.  
 Vanir Construction Management, Inc.  
 W.E. O'Neil Construction  
 Walsh Construction Company II LLC

## CLASS B

### NTE \$10M

Aldridge Electric, Inc.  
 Brandenburg Industrial Service Company  
 Broadway Electric, Inc.  
 Frederick Quinn Corporation  
 John Burns Construction Company  
 O.A.K.K. Construction Co., Inc.  
 Poulos, Inc.  
 R.T. Milord Company  
 Reliable & Associates Construction Co.  
 The Lombard Company

## CLASS C

### NTE \$5M

CCCJV  
 Cosgrove Construction, Inc.  
 Drive Construction, Inc.  
 G.E. Riddiford Company  
 Kee Construction  
 McDonagh Demolition Inc.  
 Oakley Construction Co.  
 OCA Construction, Inc.  
 Robe, Inc.

## CLASS D

### NTE \$2M

A & D Property Services, Inc.  
 Christy Webber & Company  
 CREA Construction, Inc.  
 GMA Construction Group  
 Keyboard Enterprises Development, Inc.  
 KMW Communities, LLC  
 Mariottni Construction, Inc.  
 Safeway Construction Company, Inc.  
 Troop Contracting, Inc.

## CLASS E

### NTE \$500K

Aseret Development Series, LLC  
 Brooklyn Construction Services, LLC  
 Buckeye Construction Company  
 Griffin Gallery and Interiors  
 ISA Energy Construction, LLC  
 Murphy & Jones Company, Inc.  
 On Call Properties, Inc.  
 Star & Crest Décor, Inc.  
 Tropic Construction Corporation  
 Unique Casework Installations, Inc.

\*Change in parent company