

# Public Building Commission of Chicago



## Meeting Minutes

MAY 9, 2023

1:30 PM

Regular Meeting of the  
Board of Commissioners of the  
Public Building Commission of Chicago  
Over a Virtual Platform with  
Limited In-Person Attendance  
At the Richard J. Daley Center

## Board of Commissioners

Lori E. Lightfoot, Chairman

Joyce Chapman

Kimberly DuBuclet

James F. Ellis, Jr.

Myetie H. Hamilton

Jose G. Maldonado, Jr.

Toni Preckwinkle

Arnold Randall

Samuel Wm. Sax

David Todd Whittley

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS HELD OVER A VIRTUAL PLATFORM WITH  
LIMITED IN PERSON ATTENDANCE AT THE RICHARD J. DALEY CENTER  
ON MAY 9, 2023 AT 1:30 P.M.**

**The following Commissioners were present:**

Chairman Lori E. Lightfoot  
Joyce Chapman  
Kimberly DuBuclet  
James Ellis, Jr.  
Myetie H. Hamilton  
Jose G. Maldonado, Jr.  
Arnold Randall  
Samuel Wm. Sax - 8

**Attendees present were:**

Carina E. Sánchez

J.	Borkman	R.	Giderof	B.	Payne
J.	Clark	M.	Keys	J.	Rodriguez
P.	Doyle	L.	Lypson	K.	Smith
A.	Fredd	R.	Manning	T.	Foucher-Weekley
L.	Giderof	L.	Neal	M.	Witry

The meeting was called to order by Chairman Lightfoot, and the presence of a quorum was established.

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. There were no speakers who had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011.

Next, Chairman Lightfoot presented to the Board for consideration of approval the minutes of the Regular Board Meeting held on April 11, 2023. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the April 11, 2023 board meeting were unanimously approved.

The next item on the agenda was consideration of approval of a Resolution read by Commissioner Sax commending the Honorable Lori E. Lightfoot for her service as Chairman of the Public Building Commission of Chicago.

**RESOLUTION NO. 8672**

**WHEREAS**, the Honorable Lori E. Lightfoot was appointed as a Commissioner of the Public Building Commission of Chicago (“Commission”), with the advice and consent of City Council of the City of Chicago, and elected Chairman of the Board of Commissioners (“Board”) on June 19, 2019; and

**WHEREAS**, throughout her tenure as the 56<sup>th</sup> Mayor of the City of Chicago and Chairman of the Commission, Chairman Lightfoot supported neighborhood development, improved the quality of life of the citizens of Chicago and helped Chicago to remain a world-class city; and

**WHEREAS**, in response to the unprecedented COVID-19 global pandemic crisis, Chairman Lightfoot led a coordinated, citywide response across government, business, and community organizations to effectively limit its spread and public impact. Under her leadership the PBC transformed to a remote agency while heroic measures were put in place to keep construction moving forward while prioritizing worker safety; and

**WHEREAS**, Chairman Lightfoot was instrumental in executing INVEST South/West an innovative community development initiative with multiple stakeholders to transform disenfranchised South and West Side Community Areas; and

**WHEREAS**, Chairman Lightfoot oversaw the completion of numerous Capital Projects on behalf of the City of Chicago, the Board of Education, the Chicago Park District, and the Metropolitan Water Reclamation District of Greater Chicago; and

**WHEREAS**, Chairman Lightfoot made invaluable contributions to the Commission in the implementation of its mission of public development ranging from recreational facilities, including the new Williams Park Fieldhouse, library renovations at the Merlo and Legler Branches, numerous school additions and renovations, including the Wendell Phillips Academy High School Annex, and new schools, including the Belmont Cragin Elementary School, that connects to a Chicago Park District fieldhouse, creating benefits for students and community, John Hancock College Preparatory High School, Taft Freshman Academy, and Englewood STEM High School; and

**WHEREAS**, Chairman Lightfoot’s accomplishments include the completion of the state-of-the-art Engine Company 115, in the West Pullman community, and the development of the Joint Public Safety Training Campus Project to support our city’s first responders by allowing comprehensive cross-training among departments; and

**WHEREAS**, Chairman Lightfoot remained focused on environmental concerns and improving the quality of life throughout the neighborhoods of the City of Chicago by ensuring projects were developed with the goal of making Chicago one of the most environmentally friendly cities in the world; and

**WHEREAS**, under Chairman Lightfoot's leadership, the Commission received industry awards for excellence in program and project development. These awards represent external validation of the PBC's approach to public development and implementation of best practices; and

**WHEREAS**, Chairman Lightfoot reinforced the Commission's strong Community and Economic Sustainability Program that includes bid incentives for the employment of apprentices, and minority and female workers; community hiring and resident workforce requirements; and contract provisions that require minority- and women-owned business participation and local business participation; and

**WHEREAS**, Chairman Lightfoot was a champion of minority construction and professional service representations and ensured that Commission projects positively affect the local economy by partnering with Assist Agencies that represent the interests of small, minority and/or women-owned businesses to achieve greater diversity on the project and program level; and

**WHEREAS**, Chairman Lightfoot provided outstanding leadership as Commissioner and Chairman of the Board of Commissioners of the Public Building Commission and has discharged her duties in an exemplary manner; and

**NOW, THEREFORE, BE IT RESOLVED** that Chairman Lightfoot is hereby commended by the Board of Commissioners and the Executive Director of the Commission for leadership and dedicated service to the Public Building Commission of Chicago and to the citizens of the City of Chicago; and

**BE IT FURTHER RESOLVED** that Carina E. Sánchez, Executive Director for the Public Building Commission of Chicago, is hereby authorized and directed to present an appropriate copy of this resolution to memorialize the outstanding service of the Honorable Lori E. Lightfoot as Commissioner and Chairman of the Public Building Commission of Chicago.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Joyce Chapman,  
Kimberly DuBuclet, James F. Ellis, Jr.,  
Myetie H. Hamilton, Jose G. Maldonado, Jr.,  
Arnold Randall, Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

Executive Director Sánchez presented to Chairman Lightfoot a copy of the conveyance and dedication signed by Pablo Picasso in 1966 with a replica of the Picasso monument dedicated as a gift to the citizens of Chicago, along with a Public Building Commission “Hard Hat” to Chairman Lightfoot signed by the members of the Board of Commissioners. She expressed gratitude to Chairman Lightfoot for her service as a member of the Board of Commissioners and Chairman of the Public Building Commission of Chicago. In her acknowledgment, Commissioner Lightfoot stated that it had been an honor and privilege to serve with her fellow commissioners and extolled the role that the Public Building Commission plays in providing opportunities for minority and female businesses, and community residents to build projects throughout the City of Chicago.

The next item on the agenda was a presentation by Executive Director Sánchez regarding regular reports, development status and other matters. She advised the Commissioners that Chief Development Officer, Ray Giderof, made a presentation to the AIA New York conference regarding the “Role of Design in Design Build” and was also a key speaker and presenter at the Construction Managers Association (“CMAA”) monthly meeting. He was among a group of panelists who provided information about the mission of the Public Building Commission of Chicago in providing client services and strong stewardship of public resources in planning, designing, and building facilities that reflect the highest standards of environmental and economic sustainability.

The Executive Director also provided information regarding the recent publication of PBC’s Newsletter, entitled: “Constructive News You Can Use”. The newsletter featured an article highlighting the appointment of Commissioner Joyce Chapman to the Board of Commissioners and her achievements in community engagement and social service, including the establishment of the Woman Empowered Civic Engagement Group and service as Vice

President of the National Community-based organization which focuses on involving, engaging, and empowering community organizations. There was also an article featuring Santiago Garcia, President and Chief Executive Officer of HOH Group, Inc. entitled “First General America Transforming Architecture and Engineering in Chicago.” The Newsletter also included an article regarding the completion of the Belmont-Cragin Elementary School and a ribbon-cutting ceremony by Mayor Lightfoot and Chicago Public School leaders joined by teachers, parents, and students for the 83,000 square foot facility located on Fullerton and Meade Avenues. The facility will offer students access to a black box theater, a music room, a library, and art room, and 32 modern classrooms. Finally, the Executive Director reported on a new partnership with the Chicago Animal Care and Control (“CACC”) which included a Donation Drive for animals in need items and featured National Rescue Day on May 20, 2023.

Following discussion and comment, the Executive Director’s report was accepted.

The next item on the agenda an Undertaking Request from the Board of Education for the Dett Elementary School Annex and Renovation Project located at 2131 West Monroe Street (the “Project”). The Executive Director advised the Commissioners that the Undertaking authority is in addition to the Formulation services and Partial Undertaking Request that were previously approved by the Board of Education and the Public Building Commission in the amounts of \$1,000,000 and \$3,000,000 respectively. The Undertaking budget for the Project is \$37,000,000 (exclusive of \$500,000 for fixtures, furniture, and equipment to be provided by Chicago Public Schools). The Undertaking includes the scope of services required to support the Project development by the Public Building Commission, including but not limited to professional, technical, construction, administrative and management services. It is anticipated that the Project will include construction of a new Annex gymnasium with targeted improvements to the existing building and site improvements. CPS will coordinate all funding sources and requirements for

the Project, including but not limited to Capital and/or TIF funds. Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8673**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby approves the Undertaking Request from the Board of Education pursuant to the CPS FY23 Capital Plan for the Dett Elementary School New Annex and Renovation Project for the budgeted amount not to exceed \$37,000,000.

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

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Joyce Chapman,  
Kimberly DuBuclet, James F. Ellis, Jr.,  
Myetie H. Hamilton, Jose G. Maldonado, Jr.,  
Arnold Randall, Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of an Undertaking Request from the City Colleges of Chicago for the West Side Learning Center Annex Project located at 4624 West Adams Street. The Executive Director advised the Commissioners that this Agenda Item (C1, Resolution No. 8674) was deferred.

The final item on the agenda was consideration of approval of an Intergovernmental Agreement (IGA) between the Forest Preserve District of Cook County (“Forest Preserve District”) and the Public Building Commission of Chicago for Various Projects. The Commissioners were advised that the IGA provided that the Public Building Commission would provide planning, design and construction services for various projects identified and approved by the Forest Preserve District including the following Initial Projects: New Public Restrooms

and Utilities at Beaubien Woods Boat Launch; Public Restrooms Rehabilitation District wide; Lighting Upgrades District wide; and Metal Buildings. The Executive Director further reported that funding in an amount not to exceed \$25,000,000 for the Projects will be provided by the Forest Preserve District from duly appropriated and authorized funds of the Forest Preserve District. It was noted by Commissioner Randall during the discussion that ensued that a referendum had been approved that would provide additional funds for capital improvements and renovations of Forest Preserve District facilities. Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8675**

**BE IT HEREBY RESOLVED** that the Board of Commissioners hereby approves the Intergovernmental Agreement (IGA) between the Forest Preserve District of Cook County (“Forest Preserve District”) and the Public Building Commission of Chicago for Various Projects.

**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 as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Chairman Lori E. Lightfoot, Joyce Chapman,  
Kimberly DuBuclet, James F. Ellis, Jr.,  
Myetie H. Hamilton, Jose G. Maldonado, Jr.,  
Arnold Randall, Samuel Wm. Sax - 8



**Commissioners voting in the negative:**

None

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

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Secretary

APPROVED:

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Chairman