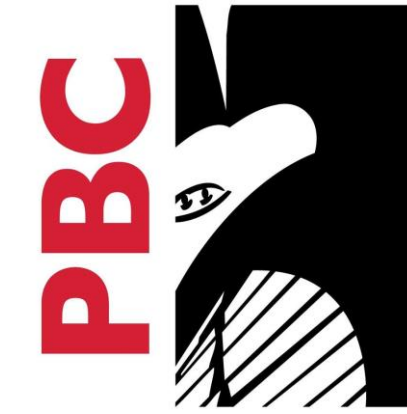


Public Building Commission of Chicago



Meeting Minutes

September 12, 2023

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.

Myetie H. Hamilton

Kari K. Steele

Jianan Shi

**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 SEPTEMBER 12, 2023 AT 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Arnold Randall
Samuel Wm. Sax
Jianan Shi
Kari K. Steele
David Todd Whittley – 8

Attendees present were:

Carina E. Sánchez (In her Office - Remote)

| | | |
|--------------|------------|--------------|
| G. Blakemore | G. Herrera | R Manning |
| C. Conway | J. Jackson | P Montenegro |
| P. Doyle | J. Joiner | B Payne |
| L. Giderof | Z. Leigh | MP Witry |
| R. Giderof | L. Lypson | B Zator |

The meeting was called to order by Chairman Johnson, 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. The following persons had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: Zoe Leigh; George Blakemore; and Jessica Jackson. Zoe Leigh provided comments regarding the selection of minority-owned and women-owned architects of color. She also indicated that she had been protesting regarding the demolition of her mother's property by eminent domain in 2016 and requested assistance. George Blakemore provided comments regarding his treatment by the Water Reclamation District and urged African

American officials to be more engaged in ensuring that African Americans receive equity in goods, services, and jobs. Jessica Jackson provided comments regarding the Probate Division and the Public Administration Division of Cook County with respect to her mother's property. She also commented regarding the humanitarian crisis and urged that assistance should be provided to African Americans as well as migrants.

Following the public comment period, Chairman Johnson presented to the Board for consideration of approval the minutes of the Rescheduled Meeting of the Board of Commissioners held on August 1, 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 August 1, 2023 board meeting were unanimously approved.

The next item on the agenda was a report from Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on September 6, 2023. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Deputy Director of Procurement reported on one task order award for Specialty Consultant Services to a previously appointed firm. She also reported on an Architect of Record recommendation for the City Colleges of Chicago West Side Learning Center Annex and Renovations Project.

The Chief Development Officer reported that there were no Field Orders above the reporting threshold and provided a recommendation to ratify two Change Orders processed since the last meeting, namely;

- A Change Order in the amount of \$13,834.79 for the Belmont Cragin Elementary School Project.
- A Change Order in the credit amount of (\$150,000.00) to deduct unused Commission contingency and unused site work allowance for the WPA Street Reconstruction Project on Medill Avenue.

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"**.

Following consideration of the AO Committee report and upon motion duly made and seconded, the following Resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 8693

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves and ratifies the change orders for the services and Project as indicated on the document entitled, “Proposed Change Orders to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “B”**.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Jianan Shi,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners that the Public Building Commission is continuing its efforts to provide more opportunities for small, minority and women-owned firms to qualify for projects undertaken by the Public Building Commission by issuing a Request for Qualifications (RFQ) for the prequalification of General Contractors for Various Projects by size for the following categories: Class A – no limit; Class B – not to exceed \$10 million; Class C – not to exceed \$5 million; Class D – not to exceed \$2 million; and Class E – not to exceed \$500,000. On August 22, 2023, a Pre-Submission Conference and Contractor Workshop during which guidance and step-by-step instructions to potential respondents to the RFQ were provided to assist firms with responses to the RFQ as well as networking for participants to discuss joint venture and mentorship opportunities. Submissions are due in early October, and more information will be provided to the Commissioners at a future board meeting.

She expressed appreciation to the Chicago Park District for allowing the event to be held at the South Shore Cultural Center.

The Executive Director further advised that the inaugural Virtual Community Hiring Session was held on August 30, 2023 to provide a platform for job seekers to explore employment opportunities on the construction of the Robert Nathaniel Dett Elementary School Annex and Renovations project. The event was the first virtual community hiring session to be held by the Public Building Commission and reaffirmed its commitment to foster local talent and community engagement. In addition, an in-person community hiring event for the Dett School Project was held on September 7, 2023 at the Mable Manning Branch Library.

The report by the Executive Director included a photograph of Chairman Johnson at a recent breakfast meeting of the Illinois Hispanic Chamber of Commerce (IHCC), where he shared his message of equity and inclusion.

Finally, the Executive Director reported that she attended an event with representatives of the City Colleges of Chicago and Malcolm X College, students, and elected officials to announce the expansion of the West Side Learning Center to include a new addition that will house the Community Center for Teaching and Learning. The new, 3,000 square foot facility will provide recreational and meeting spaces for students and teachers and increase access to in-demand programs. It will also provide rental and event space for the community.

The Executive Director's report was accepted.

The next item on the agenda was consideration of approval of a Revised Partial Undertaking Request from the Department of Assets, Information and Services (AIS) and the Office of Budget and Management for the AIS Capital Plan. Partial Undertaking Requests were previously approved by the Public Building Commission on October 6, 2021 and November 16, 2021, and the Revised Partial Undertaking Request is for a revised total not-to-exceed amount of

\$10,149,693.00 for the following projects: Juvenile Intervention and Support Center; Lakeview Health Center; Sachs Clinic; Roseland Health Center; 7th District Police Station; and Hall Library. Upon approval of the Revised Partial Undertaking, the Public Building Commission will coordinate with AIS to confirm the updated budget/cost and schedule for the projects. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8694

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Revised Partial Undertaking Request from the Department of Assets, Information and Services and the Office of Budget and Management for the AIS Capital Plan in the amount of \$10,149,693.00 for the following Projects:

| Project Name | Address |
|--|---------------------------------|
| Juvenile Intervention and Support Center | 3900 S. California |
| Lakeview Health Center | 2849-61 N. Clark Street |
| Sachs Clinic | 2160 W. Ogden |
| Roseland Health Center | 200 E. 115 th Street |
| 7 th District Police Station | 1438 W. 63 rd Street |
| Hall Library | 4801 S. Michigan Avenue |

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:

Brandon Johnson, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Jianan Shi,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval of the appointment of a firm to provide Architect of Record services for the West Side Learning Center Annex and Renovations project located at 4624 West Madison Street. The Executive Director advised the

Commissioners that, at the request of the City Colleges of Chicago, and in order to maintain the continuity of the Project, the appointment of Bailey Edward Design, Inc., was recommended as Architect of Record for the Project under its existing Task Order based Master Agreement with the Public Building Commission. Bailey Edward Design, Inc., a Women Business Enterprise Firm (WBE) has demonstrated the following qualifications to be appointed as Architect of Record for the Project: recent and relevant experience with the design of educational buildings; extensive renovation experience with similar facilities; knowledgeable and experienced staff; successful execution of similar projects; and commitment to maximizing the use of MBE and WBE firms. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8695

BE IT RESOLVED that the Board of Commissioners hereby appoints Bailey Edward Design, Inc. as Architect of Record for the West Side Learning Center Annex and Renovations project located at 4624 West Madison Street under the existing Task Order based Master Agreement between the Public Building Commission and Bailey Edward Design, Inc.

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, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to implement this Resolution.

Commissioners voting in the affirmative:

Brandon Johnson, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Kari K. Steele,
Jianan Shi and David Todd Whittley – 8

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman



Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
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
General Superintendent
Forest Preserves of Cook County

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

MYETIE H. HAMILTON
President
Chicago Park District

KARI K. STEELE
President
Metropolitan Water Reclamation
District of Greater Chicago

JIANAN SHI
President
Chicago Board of Education

CARINA E. SÁNCHEZ
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

GEORGE MARQUISOS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

September 12, 2023

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Surveyor, among others. In December 2015 the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in these categories.

In February 2016, 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 submits the attached report of 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

September 2023

| Number of Task Orders | Type of Service | Total Dollar for type of Service |
|-----------------------|-----------------|----------------------------------|
| 1 | Surveyor | \$ 1,500.00 |
| | | |
| | | |
| | | \$ 1,500.00 |

Task Orders

| Project | Service | Process | Contractor | MBE/WBE | Total Dollar |
|-------------------------------|----------|------------|------------------------------|---------|--------------|
| Engine Company 93 Renovations | Surveyor | Consulting | DB Sterlin Consultants, Inc. | MBE | \$ 1,500.00 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |



EXHIBIT A.

August 29, 2023

Via E-Mail: rsterlin@dbsterlin.com
vcardona@dbsterlin.com

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
CARINA E. SÁNCHEZ

Reynold Sterlin
Victor Cardona
DB Sterlin Consultants, Inc.
123 N. Wacker Dr., Suite 2000
Chicago, IL 60606

RE: Contract / Task Order
Number: 07180-PS2063B-002
Project Number and Name: 07180 Engine Company 93 Renovations
Services: Surveyor
User Agency: City of Chicago – Assets, Information and Services

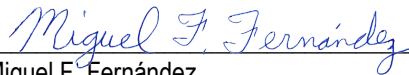
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2063B for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and DB Sterlin Consultants, Inc. The Contract is incorporated herein by reference.


This Task Order acknowledges the Commission's acceptance of DB Sterlin Consultants, Inc.'s revised Task Order proposal, dated June 6, 2022. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$1,500.00 Not-To-Exceed Fee for Additional Surveyor Services – OUC Information Retrieval and Utility Mapping

The value of this Task Order is a not-to-exceed fee of \$1,500.00 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.


Miguel F. Fernández
Senior Procurement Coordinator

08/29/2023
Date


James L. Borkman
Director of Procurement

08/30/2023
Date



Recommendation of Award

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 24, 2023
To: James Borkman
Director of Procurement
From: Brandon McNair
Project Manager
Distribution: Miguel Fernandez
07180-03-04-05-01
Subject: Recommendation of Award – Task Order #2
Engine Company No.93 Renovations
DB STERLIN CONSULTANTS, INC.
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to DB STERLIN 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 following surveying services: On June 6, 2022, DB STERLIN 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 \$1,500.00, to complete the scope of work.

Based on the review, we recommend that DB STERLIN 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;

DB STERLIN CONSULTANTS, INC. should be assigned a Task Order, in the not-to-exceed amount of \$1,500.00.

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – SEPTEMBER 12, 2023
CHANGE ORDER REPORT

EXHIBIT B.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
September 12, 2023

| A | B | C | D | E | F = (D+E) | G | H=(F+G) | I=(E+G/D) |
|--|----------|-------------------------------|-------------------------------|--|--|-------------------------------|---|---|
| PROJECT | CONTRACT | CONTRACTOR | ORIGINAL CONTRACT VALUE | PREVIOUSLY APPROVED BOARD CHANGES | CURRENT CONTRACT VALUE <small>(Including Previously Approved Changes)</small> | REPORTED CHANGE ORDERS* | ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small> | APPROVED BOARD CHANGES % <small>(of Original Contract)</small> |
| Belmont Cragin Elementary School 6112 West Fullerton Avenue Project Manager: Paulo Hernandez | C1600 | Sollitt / Sachi Joint Venture | \$33,373,000.00 | \$138,307.12 | \$33,511,307.12 | \$13,834.79 | \$33,525,141.91 | 0.46% |
| WPA Street Reconstruction (Medill Avenue) West Medill Ave from North Oak Park Ave to North Normandy Ave Project Manager: Louis Chavez | C1603 | Sumit Construction Co., Inc. | \$1,471,092.50 | \$0.00 | \$1,471,092.50 | (\$150,000.00) | \$1,321,092.50 | -10.20% |

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Belmont Cragin Elementary School

6112 West Fullerton Avenue

August 1, 2023*

Sollitt / Sachi Joint Venture**790 N. Central Avenue****Chicago, Illinois 60191**

| | | | |
|--|----------|---|------------------------|
| CHNG | BULL | CONTRACT NUMBER C1599 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$33,373,000.00 |
| NUM | | APPROVED CHANGE ORDERS | \$138,307.12 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$33,511,307.12 |
| 006 | 1599-054 | Provide PROW and Parking Lot Signage. Error or Omission. | \$13,834.79 |

| | |
|-----------------------|-------------|
| TOTAL CHANGE ADDITION | \$13,834.79 |
|-----------------------|-------------|

| | |
|---|------------------------|
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | \$33,525,141.91 |
|---|------------------------|


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1599 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.


Resolution Number _____

*Ratified at Next Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:



Reviewed By



for Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

WPA Street Reconstruction (Medill Avenue)

West Medill Avenue from North Park Avenue to North Normandy Avenue

September 1, 2023*

Sumit Construction Company, Inc.**4150 West Wrightwood Avenue****Chicago, Illinois 60639**

| | | | |
|---|----------|---|-----------------------|
| CHNG | BULL | CONTRACT NUMBER C1603 | |
| ORDR | NUM | ORIGINAL CONTRACT PRICE | \$1,471,092.50 |
| NUM | | APPROVED CHANGE ORDERS | \$0.00 |
| ADJUSTED CONTRACT PRICE TO DATE | | | \$1,471,092.50 |
| 001 | 1603-002 | Deduct Unused Commission Contingency. Other. | (\$100,000.00) |
| 001 | 1603-003 | Deduct Unused Site Work Allowance. Other. | (\$50,000.00) |
| TOTAL CHANGE ADDITION | | | (\$150,000.00) |
| ADJUSTED CONTRACT PRICE AFTER APPROVAL | | | \$1,321,092.50 |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1603 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

*Ratified at Next Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:



Reviewed By



for Executive Director