



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
MARCH 6, 2024

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

The Administrative Operations Committee of the Public Building Commission of Chicago held a meeting on March 6, 2024, at 1:00 p.m., at the Richard J. Daley Center, 2nd floor Boardroom. The meeting was live streamed.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold Randall

Also present:

Ray Giderof, Acting Executive Director
James Borkman
Patrice Doyle
Lisa Giderof
Gabriela Herrera, Neal and Leroy
Rudy Manning (remote)
Bryant Payne (remote)
Tanya Foucher-Weekley
Mary Pat Witry

The reading of the minutes of the January 4, 2024, 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.

The Director of Procurement reported on three task order awards for Specialty Consultant Services for Environmental Engineering Services to Environmental Design International, Inc., MBE/WBE firm, in the amount of \$25,292.40 for the Beaubien Woods Boat Launch Restrooms and Facilities Project and to GSG Consultants, Inc., MBE firm, in the amount of \$29,346.00 for the West Side Learning Center Annex and Renovations Project. A task order for Surveyor Services to Weaver Consulting Group North Central, LLC, in the amount of \$5,500.00 for the Lee Animal Care and Control Project.

The Director of Procurement reported on the recommendation to appoint an Architect of Record for the Mayfair Branch Library Feasibility Study Project located at 4400 West Lawrence Avenue.

The PBC consulted with the Chicago Public Library and the Department of Fleet and Facility Management, as they reviewed the PBC's Letters of Interest and Qualifications AOR (LIQ) database. Following that review,

twenty-four (24) firms were invited to an Informational Session. Following the session, eleven (11) firms submitted proposals. An evaluation committee was convened to review the qualifications that were submitted. Four (4) firms were selected to further refine their qualifications and were interviewed by the evaluation committee on February 28th and 29th. The evaluation committee, by consensus, recommends the appointment of KOO, LLC as the Architect of Record for the project. KOO, LLC, a Minority and Women Business Enterprise firm, promoted 80% M/WBE participation for the project. The evaluation team was very impressed with KOO's overall project approach and key personnel. KOO, LLC will perform the work under their existing Task Order based Master Agreement with the PBC.

Commissioner Randall asked if KOO, LLC had worked with the PBC in the past. Staff responded that KOO, LLC is the current AOR on the Dett Elementary School Annex and Renovation Project.

The Director of Procurement also reported on the upcoming bid opening for Contract C1602R for the Kenwood Academy High School Link and Mechanical Project. The results will be reported at the upcoming Board meeting.

The AO Committee accepted the reports provided by the Director of Procurement.

The Acting Executive Director reported on regular reports, development status and other matters as follows;

Acting Director Giderof stated that as discussed in previous meetings, the PBC is committed to enhancing its relationship and communication with sister and city agencies, with collaboration, guidance, and input from board members. He stated that the board members have been extremely gracious with their time and input. As part of that entire process, the PBC has met with sister agency partners to discuss different strategies where the PBC can provide additional support. The PBC is collaborating with the Chicago Department of Transportation (CDOT) on their Capital Program for several new projects, including alley and concrete flatwork projects at various locations and Works Progress Administration (WPA) street work. The PBC is working on the procurement process for this new work with CDOT and the results will be reported at upcoming Board meetings.

Additionally, the PBC continues to collaborate with partners at the Department of Fleet and Facility Management and the Department of Planning and Development (DPD) on the Logan Square Plazas Project located at 2550 North Milwaukee and 3127 West Logan Boulevard. The PBC will follow the procurement process as described earlier to procure Architect of Record services for the project. The PBC, with its partners at DPD and CDOT, will invite firms from the LIQ database to submit qualifications. The procurement process and recommendation are anticipated to be presented at the April Board meeting.

The PBC appreciates the new work opportunities with partners at various agencies across the city. Through the various meetings, over the past two and a half months, the PBC has been able to discuss the benefits that the PBC can provide to the agencies. The PBC remains committed to the process of being accountable, to providing honest services with integrity and discipline, and delivering this work while investing in

communities and putting residents to work on these projects. The PBC will continue in these efforts to build capacity within the M/WBE general contracting and professional service industries, which is paramount to the success of the agency. Acting Director Giderof again thanked the committee members and the entire Board for their guidance and support and emphasized the importance of not just delivering a project but building communities and promoting the agency and the project partners.

Commissioner Randall asked for a description of concrete flatwork. Acting Executive Director Giderof responded that the concrete flatwork program includes preparation, temp construction, curb and gutter and sidewalk work, mainly in the right-of-way. The project notification form presented today includes \$10M worth of work at various sites. There are logistical issues involved with these projects that the PBC will address, while supporting CDOT.

The Acting Executive Director reported that there are no Field Orders above the reporting threshold. The full report is listed below.

Sauganash Elementary School Annex II & Reno / General Contractor / C1601 Taylor Lane Construction, Inc./ Original Contract Value: \$26,123,953.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$26,123,953.

069 2/29/2024 \$1,905.75 Provide labor, materials, and equipment to furnish and install five interior signs and one exterior sign.

Dett Elementary School Annex and Renovations/ General Contractor / C1604 K.R. Miller Contractors, Inc. / Original Contract Value: \$30,522,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$30,522,000.00.

005 1/18/2024 (\$63,000.00) Delete specified window wall mockup and associated laboratory testing.

The Acting Executive Director provided a recommendation of a Change Order as follows:

A Change Order for the Salt Dome Replacement Facility (Grand Avenue) Project in the total amount of \$135,469.22 to deduct unused commission contingency in the credit amount of (\$2,290.56) and in the amount of \$137,759.78 for work associated with revisions at the embankment and excavation and concrete work at the ring road and dome entrance.

The AO Committee accepted the reports from the Acting Executive Director.

The meeting was adjourned.