



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
APRIL 3, 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 April 3, 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
Lisa Giderof
Gabriela Herrera, Neal and Leroy
Rudy Manning (remote)
Patricia Montenegro
Bryant Payne (remote)
Mary Pat Witry

The reading of the minutes of the March 6, 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 a task order award for Specialty Consultant Surveyor Services to Landmark Engineering, LLC in the amount of \$14,240.00 for the Chicago Public Safety Headquarters Project.

The Director of Procurement reported on the recommendation to appoint an Architect of Record (AOR) for the Logan Square Plazas Project located at 2550 North Milwaukee and 3127 West Logan Boulevard. The interview process for AOR services is underway with a goal of providing a recommendation to the Board on April 8, 2024. The Director of Procurement reported that there is a great deal of interest in this project and the PBC and partners at CDOT and DPD are working to finalize the recommendation for the upcoming board meeting.

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

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

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.

007 3/21/2024 \$14,857.92	Furnish all labor, material, and equipment associated with revisions to the specified acoustical ceiling tile project in Lunchroom No. 127, along with revisions to the specified toilet accessories.
011 3/28/2024 (\$6,728.25)	Delete the replacement of roof drainpipe and vent pipe at various locations.
019 3/21/2024 (\$5,885.40)	Provide labor, materials, and equipment to address discovered conditions at new elevator pit.
021 3/28/2024 \$6,160.50	Plumbing revisions associated with repair of existing obstructed piping.
Total: \$8,404.77	

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

The PBC recently approved a Revised Undertaking in the amount of \$15M, for the West Side Learning Center Project. On March 20, 2024, the PBC issued a Request for Proposals (RFP) for Construction Management at Risk Services (CMAR) for the project. On April 2, 2024, the team hosted a well-attended Pre-Submission Conference and site visit at the West Side Learning Center. The Acting Executive Director thanked the team at City Colleges, including Chancellor Salgado, for the close partnership throughout this process.

The PBC invited students and the Dean from Dawson Technical Institute to attend the session. Two very engaged trade students attended. A vital part of the RFP process is that the selected Construction Manager hires a minimum of two City College students to be actively involved in the Project, throughout the contract term. The students will be from the community and the CM's will sponsor the students' union membership. The PBC is very excited about this innovative partnership with City Colleges of Chicago.

The CMAR submissions are due to the PBC on April 18, 2024, and the PBC anticipates recommending a firm at the May Board Meeting. Following board approval, the team anticipates issuing a Notice of Award and following that action, the PBC will work with City Colleges to identify the students for this project. The team was very impressed with the students who attended the Pre-Submission Conference. The anticipated substantial completion for the project is Q4 2025 and the students will be working on the project during that time. The PBC intends to continue this model on future projects.

Separately, the Acting Executive Director reported that on March 21, 2024, the PBC hosted the second Morgan Shoal Community Update Meeting with the community and partners at the Chicago Park District, the Chicago Department of Transportation, the U.S. Army Corps of Engineers along with the support of the 4th and 5th Ward Aldermen. The Acting Executive Director also thanked President Preckwinkle and Commissioner Randall for participating at the meeting.

The PBC, along with the representatives from the partner agencies, provided responses to questions raised at the February 22nd Community Meeting and gave the residents the opportunity to continue to ask questions and provide feedback. The third Morgan Shoal Update Meeting is scheduled for April 25, 2024, and the team is working to confirm the time and location of the meeting. The Acting Executive Director indicated that the meetings are very important so that the community is aware of all project activities, including the start of the permit process, on April 1, 2024. Transparency and engagement with the community is vital to this process. In many cases the community concerns have been addressed or are being addressed by the team.

Separately, as part of the PBC's effort to continue dialogue and communication with the construction and professional services industry, the PBC began hosting quarterly meetings with Assist Agencies. On March 21, 2024, the PBC hosted the second Assist Agency Roundtable to reinforce partnerships and discuss opportunities and equity. This event continued the dialogue from the Roundtable held in December 2023. The PBC and the agencies discussed efforts to strengthen communication, including the following commitments.

1. Continue to conduct follow-up meetings, with the next quarterly meeting to be held in June.
2. Timely closeout of subcontractors.
3. Continue to work on enhancing PBC's payment process to ensure timely payments to contractors, which includes continued training with the contractors and subcontractors.
4. Meet with Assist Agency membership at their agency meetings.
5. The PBC has an upcoming meeting scheduled with the Federation of Women Contractors membership on May 23, 2024.
6. The PBC committed to the assist agencies to provide a platform and opportunity for vendors, subcontractors, and suppliers that are Minority and Women Business Enterprise owned to meet with the PBC's Pre-qualified General Contractors and Pre-Approved JOC firms to encourage networking with M/WBE firms, subcontractors, vendors, suppliers with our Assist Agencies. This event will be held in May.

The final report was regarding the Joint Public Safety Training Campus (JPSTC) Phase 1A – Outlot Restaurant Area (Peaches and Culvers) Project, which has been named a Merit Award Finalist by the Chicago Building Congress. The JPSTC serves the City's continued efforts to provide comprehensive, joint, best practice training for the Chicago Fire Department, Chicago Police Department and the Office of Emergency Management and Communications.

The project has been chosen as one of the four finalists in the Commercial Construction Under \$50M category. The PBC team, including Acting Executive Director Ray Giderof, Bryant Payne, and the Design Builder, BOWA Construction, and FGM Architects, presented to the awards committee. The Acting Executive Director is proud to report that Bowa Construction, a minority-owned Prime Contractor, worked successfully with a minority-owned tenant and all the other stakeholders on this part of the campus project to create this community investment. The announcement regarding the results will be held in May at the CBC Merit Awards event.

Commissioner Randall complimented the PBC and the entire team, including CDOT, the Park District, the Army Corp of Engineers, and the community for their participation at the Morgan Shoal meetings. The meeting he attended was an impressive group effort.

Commissioner Randall also recognized the City Colleges of Chicago projects. City Colleges provide a great benefit to help young people make career choices, specifically in the trades. He discussed a family member who attended Dawson Technical Institute and has had a great career doing this work. The PBC's effort is a great opportunity to train young people and assist them to make thoughtful decisions about their future.

Chairman Maldonado also thanked staff for these efforts to engage students to work on projects. He added that he also began his career at Dawson Technical Institute. Dawson has a great program that is a steppingstone for success. Chairman Maldonado offered to speak to students and share his experience.

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

The meeting was adjourned.