



**PUBLIC BUILDING COMMISSION**  
**MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING**  
**July 8, 2024**

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 meeting on July 8, 2024, at 1:00 p.m., at the Richard J. Daley Center, 2<sup>nd</sup> 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

John Beatty  
 James Borkman  
 Christian Conway, Neal and Leroy  
 Patrice Doyle  
 Lisa Giderof  
 Rudy Manning (remote)  
 Bryant Payne (remote)  
 Tanya Foucher-Weekley (remote)  
 Mary Pat Witry

The reading of the minutes of the June 5, 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 one task order award for Specialty Consultant Construction Material Testing and Inspection Services to ATC Group Services, LLC d/b/a Atlas Technical, LLC for the Kenwood Academy Link and Mechanical Project in the amount of \$61,651.00.

The Director of Procurement reported on a Bid Opening for Contract C1609 for the Works Progress Administration (WPA) Street Reconstruction Project for the Chicago Department of Transportation. The locations are West 100<sup>th</sup> Street, South Homan Avenue and South Short Street. The PBC advertised on May 15<sup>th</sup>, May 21<sup>st</sup>, and May 28<sup>th</sup> and received two competitive bids. The PBC intends to recommend the lowest responsive, responsible bidder at the upcoming Board Meeting.

Commissioner Randall asked the liner miles of the 3 sites. The Director of Procurement responded that he would provide that information to the committee.

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

The Acting Executive Director reported that no Field Orders exceed 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.

026 6/14/2024 \$632.66	Remove and reinstall existing food service equipment in existing lunchroom. Coordinate re-installation with client.
025 6/20/2024 (\$6,564.60)	Provide credit for labor, materials and equipment associated with revised Engineered Barriers drawing.
027 6/27/2024 \$3,138.64	Furnish and install (6) additional galvanized steel posts and base plates for specified trough sinks.
Subtotal (\$2,793.30)	

The Acting Executive Director provided a report on a lease with Kafein Chicago, LLC d/b/a Café Descartes Company for rental space in the Richard J. Daley Center.

The PBC along with Transwestern, the property manager at the Daley Center, have been working to procure tenants for the vacant retail space in the concourse level of the Daley Center.

The PBC plans to lease the vacant space to Kafein Chicago, LLC d/b/a Café Descartes Company for a new coffee shop in the building. Café Descartes has locations in Chicago and the PBC is excited to welcome this business to the Daley Center.

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

The PBC participated in or hosted several community outreach engagements and are planning additional events.

On June 20<sup>th</sup>, the PBC and partners at CDOT, Chicago Park District, the U.S. Army Corps of Engineers with the support of 4<sup>th</sup> Ward Alderman Robinson, 5<sup>th</sup> Ward Alderman Yancy and President Toni Preckwinkle,

hosted a Community Open House for the Morgan Shoal Revetment Reconstruction Project at Nichols Park, located at 1355 East 53<sup>rd</sup> Street.

On June 22<sup>nd</sup>, the PBC and partners presented the Morgan Shoal Project to a gathering held at Monumental Baptist Church located at 729 East Oakwood Boulevard. The team will continue to engage with the community to share information and provide updates.

On June 27<sup>th</sup>, the PBC hosted the third Assist Agency Conference, as part of a commitment to continue strengthening partnerships with Assist Agencies and proactively work on strategies to better assist small, minority and women-owned businesses. Through this session, the PBC answered questions regarding upcoming procurements and shared ideas on how to increase outreach efforts for the contracting community. The next meeting is scheduled on September 26, 2024.

On July 15<sup>th</sup> and July 16<sup>th</sup>, the PBC is planning virtual community hiring events related to upcoming alley projects with CDOT. These virtual events provide a unique platform for job seekers to explore opportunities to work on upcoming PBC projects, connect with hiring managers, and learn about the diverse range of career paths available in the construction industry. Job seekers can engage in real-time conversations with hiring managers, adding convenience to the application process.

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

The meeting was adjourned.