

Public Building Commission of Chicago



Meeting Minutes

March 11, 2025

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 Whittle

James F. Ellis, Jr.

Kari K. Steele

Robert Castaneda

Sean B. Harden

**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 MARCH 11, 2025 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
Robert Castaneda
Sean B. Harden
Toni Preckwinkle
Kari K. Steele
David Todd Whittley – 6

Attendees present were:

Ray Giderof, Executive Director

A. Arias	L. Giderof	L. Neal
J. Beatty	M. Jefferies	B. Payne
J. Borkman	J. Joiner	F. Rico
D. Carter	G. Johnson	M. Robinson
A. D'Aquino	K. LaJeune	A. Wiggins
P. Doyle	Z. Leigh	R. Williams
R. Doytcheva	L. Lypson	M. Witry
A. Englert	R. Manning*	B. Zator
D. Flannigan	P. Montenegro	

* Remote Participation

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

Thereupon, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act and the guidelines for comments established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. The following persons had previously registered to provide comments during the public participation period: Zoe Leigh; Danielle Carter; and Amanda Englert. Zoe Leigh provided comments regarding legal proceedings involving property owned by her family. Danielle Carter provided comments

regarding an audit of the use of public funds. Amanda Englert provided comments requesting additional community engagement with respect to the Morgan Shoal Project.

Following the conclusion of the public participation period, the Commissioners were presented with consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held on February 11, 2025. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the February 11, 2025 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Whittle, in the absence of Commissioner Maldonado, regarding the Administrative Operations (AO) Committee meeting held on March 5, 2025. The report of the AO Committee meeting is summarized as follows:

The Director of Procurement provided a report on task order awards for Surveyor and Environmental Engineering Specialty Consultant Services to previously appointed firms.

The Director of Procurement also provided a report on the appointment of a firm to provide Design Architect Services for the Department of Family and Support Services Regional Senior Center Project.

The Executive Director reported on one Field Order and on various outreach opportunities.

The AO Committee accepted the recommendations and reports from the Executive Director.

A copy of the Task Order Report is attached hereto as **Exhibit "A"**.

Next, the Commissioners were presented with consideration of approval of the acquisition of Cotter Consulting Inc. by Enstoa, Inc. The Executive Director advised the Commissioners that Cotter Consulting, Inc. was acquired by Enstoa, Inc. through the purchase of all assets and staff of Cotter Consulting, Inc. Following the acquisition, Cotter Consulting, Inc. was reorganized as a limited liability company (Cotter Consulting, LLC) with the same EIN as Cotter Consulting, Inc. Following the reorganization, Cotter Consulting, LLC and its employees

will continue to provide all Project Development Services under its Term Contract with the Public Building Commission. As required by its Term Contract, Cotter Consulting, Inc. has requested approval of the reorganization so that it can continue to provide Project Development Services. After due diligence reviews of Enstoa, Inc. by staff and confirmation that Cotter Consulting, LLC will continue to provide the services under its Term Contract, the Executive Director recommended that the Board of Commissioners approve the reorganization. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8772

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of Cotter Consulting, Inc. by Enstoa, Inc. and the reorganization of Cotter Consulting, Inc. as Cotter Consulting, LLC so that Cotter Consulting, LLC can continue to provide Project Development Services under its Term Contract with the Public Building Commission of Chicago.

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

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
Sean B. Harden, Toni Preckwinkle,
Kari Steele and David Todd Whittle - 6

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. He provided the Commissioners with updates regarding the following Public Building Commission activities and events that have occurred

since the last Board Meeting. Notable events reported by Executive Director Giderof during his report included the following:

- On February 19, 2025, the Public Building Commission Team celebrated Black History Month by joining together for an informational presentation from staff to learn more about the origins of Black History Month and to celebrate the tireless work and sacrifices of those who paved the way for a better future.
- On February 21, 2025, the Public Building Commission attended the Chicago Aldermanic Black Caucus Job Fair in order to network, register attendees to sign up for PBC Alerts and expand the audience for upcoming opportunities and events.
- On February 24, 2025, the Public Building Commission in partnership with the Chicago Department of Transportation, the Department of Planning and Development and the 35th Ward aldermanic office hosted a community open house at the Avondale Logandale Elementary School located at 3212 West George Street to discuss public space development opportunities for the Logan Square Plaza Project. This event was the third (3rd) community engagement meeting for the Project and provided an opportunity for residents to share feedback and engage with the team.
- On March 13, 2025, the Public Building Commission in collaboration with the Chicago Department of Transportation, the Chicago Park District and the U.S. Army Corps of Engineers will host a pre-submission conference at the Mandrake Park Fieldhouse located at 3858 S. Cottage Grove Avenue for the pre-qualification of general contractors for the Morgan Shoal Revetment Reconstruction Project. During the conference, the Request for Qualifications (RFQ) will be discussed and networking opportunities will be provided to the construction community.

- On March 25, 2025, the Public Building Commission in coordination with the 27th Ward Aldermanic Office will host a community meeting at the Richard M. Daley Branch Library located at 733 N. Kedzie Avenue regarding the Kells (George) Park Field House.
- On April 17, 2025, the Public Building Commission will host its next Quarterly Assist Agency Conference at 11:00 a.m. at the Second Floor Board Room of the Richard J. Daley Center.
- On May 21, 2025, the Public Building Commission will host its Second Annual Connection Session for Pre-Qualified General Contractors and Pre-Approved Job Order Contracting (JOC) Firms at the Malcolm X College located at 1900 W. Jackson. This conference will provide on-site networking for the Public Building Commission's pre-qualified general contractors, pre-qualified JOC firms, MBE/WBE firms, subcontractors, vendors, suppliers and assist agencies. Students from Dawson Technical Institute will also be invited to attend so that they can meet face-to-face with contractors to discuss future job opportunities.
- Next, Executive Director Giderof reported that the Public Building Commission was awarded the Certificate of Achievement for Excellence in Financial Reporting for its Annual Comprehensive Financial Report (ACFR) for fiscal year ended December 31, 2023 by the Government Finance Officials Association (GFOA). The ACFR is the highest form of recognition awarded by the GFOA for governmental finance and accounting reporting. The Executive Director expressed his gratitude to the Public Building Commission's Finance Team led by the Director of Finance, Tanya Foucher-Weekley, and the Deloitte Team with support from Washington, Pittman and McKeever, an MBE firm, and Velma Butler Associates, an M/WBE firm.

- In closing, the Executive Director acknowledged Women's History Month and the contributions of women on the Board of Commissioners, Chairman's Office and staff of the Public Building Commission.

Thereupon, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval to appoint a firm to provide Design Architect Services for the Department of Family and Support Services (DFSS) Regional Senior Center located at 4711-4755 South Calumet Avenue. The Executive Director advised the Commissioners that the Public Building Commission had reviewed its Letters of Interest and Qualification (LIQ) Database consisting of 136 Architects and 72 Engineers interested in providing Architect and Engineer of Record (AOR/EOR), Design Architect, Engineering and Programming Architect services. Following review of the qualifications and availability of firms listed in the Database, and in collaboration with DFSS Management, it was recommended that the Public Building Commission appoint Rada Architects, Ltd., a women-owned business enterprise (WBE) as Design Architect for the Project. Rada is committed to working with Milhouse Engineering, a Minority Owned Business Enterprise firm. Rada Architects, Ltd. has demonstrated the following qualifications: commitment to maximizing the utilization of MBE and WBE Consultant Firms; recent and relevant experience with design of similar types of facilities; knowledgeable and experienced staff; proven experience in projects of civil, cultural and governmental sectors; extensive project experience within the communities of the South and West sides of Chicago; understanding of the public engagement process for outreach in the development of projects; and capabilities to perform services with similar past projects with successful execution. During the discussion that ensued, President Preckwinkle and Chairman Johnson commended the Public Building Commission for undertaking the project which was much needed on the South Side of Chicago. Chairman Johnson commended the efforts to engage

minority-owned business firms (MBE) and women-owned business firms (WBE) to reflect the values of the South side and West side of Chicago. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8773

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of Rada Architects, Ltd., a women-owned business enterprise (WBE) to provide Design Architect Services for the Department of Family and Support Services Regional Senior Center located at 4711-4755 South Calumet Avenue under its existing Task Order based Master Agreement with the Public Building Commission (PS3039).

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

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
Sean B. Harden, Toni Preckwinkle,
Kari Steele and David Todd Whittlely - 6

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval of a Revised Undertaking Request from the City Colleges of Chicago for the Malcolm X College West Campus Addition and Renovations Project located at 4624 West Madison Street (the “Project”). The Commissioners were advised by the Executive Director that in June, 2023 the City Colleges of Chicago and the Public Building Commission adopted resolutions approving the Project. On March 6, 2025 the City Colleges of Chicago amended its resolution by approving a Revised Undertaking in the amount of \$17,000,000 based on the current scope, schedule and budget for

the Project. The source of funds to be used for the Project will be identified and coordinated by the City Colleges of Chicago. The City Colleges of Chicago will advise the Public Building Commission of any requirements associated with the funding sources, including grant requirements. Following approval of the Revised Undertaking, the Public Building Commission will continue to work collaboratively with the City Colleges of Chicago to complete the Project. During the discussion that ensued, Chairman Johnson acknowledged Commissioner Whittley's attendance at the Ground Breaking event for the Project. The Chairman also noted the expansion of health care and nursing opportunities and the significant economic opportunities and the investment of resources along the Madison Street corridor on the West side of Chicago.

Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8774

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Revised Undertaking Request from the City Colleges of Chicago for the Malcolm X College West Campus Addition and Renovations Project located at 4624 West Madison Street in the amount of \$17,000,000.

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

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
Sean B. Harden, Toni Preckwinkle,
Kari Steele and David Todd Whittley - 6

Commissioners voting in the negative:

None

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

APPROVED:

Secretary

Chairman



March 11, 2025

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

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

BOARD OF COMMISSIONERS

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Executive Director
Public Building Commission

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JESSICA HIGGINS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2023, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Surveyor Services, and Environmental Engineering Services, among others. In November 2023, the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in this category among others.

In November 2023, 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 submit the attached report of the 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

March 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Surveyor	\$ 45,299.00
1	Environmental Engineering	\$ 81,026.88
		\$ 126,325.88

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
DWM Operations Facility	Surveyor	Consulting	Gasperec Elberts Consulting, LLC	WBE	\$ 45,299.00
Kells (George) Park Fieldhouse	Environmental Engineering	Consulting	AECOM Technical Services, Inc.		\$ 81,026.88



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Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

February 18, 2025

Via E-Mail: melberts@geconsultllc.com

Megan Elberts
Gasperec Elberts Consulting, LLC
1401 Branding Avenue, Suite 230
Downers Grove, IL 60515

RE: **Contract / Task Order**
Number: 04029-PS3083D-001
Project Number and Name: 04029 DWM Operations Facility
Services: Surveyor
User Agency: City of Chicago – Department of Water Management

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3083D for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Gasperec Elberts Consulting, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Gasperec Elberts Consulting, LLC's Task Order proposal, dated December 11, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$42,799.00 Lump Sum Fee for Surveyor Services

\$2,500.00 Not-To-Exceed reimbursable expense to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$45,299.00** 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.

Minnie Keys
Procurement Coordinator

02/18/2025

Date

James L. Borkman
Director of Procurement

02/18/2025

Date



Recommendation of Award - Survey

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

Date: December 18, 2024

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
04029-03-04-05-01

Subject: Recommendation of Award
04029 DWM Operations Facility
Gasperec Elberts Consulting, LLC
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Gasperec Elberts Consulting, LLC** 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 requested services:

On December 10, 2024, **Gasperec Elberts Consulting, LLC** submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$42,799.00, to complete the scope of work and \$2,500.00 in contingency costs, for a total proposed amount of \$45,299.00.

Based on the review, we recommend that **Gasperec Elberts Consulting, LLC** 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;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

Gasperec Elberts Consulting, LLC should be assigned a Task Order, in the not-to-exceed amount of **\$42,799.00, with \$2,500.00 in contingency, for a total of \$45,299.00.**

End of Memorandum



Richard J. Daley Center
50 West Washington Street
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Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

February 27, 2025

Via E-Mail: randy.mackay@aecom.com

Randy MacKay
AECOM Technical Services, Inc.
303 East Wacker Drive, Suite 1400
Chicago, IL 60601

RE: **Contract / Task Order**
Number: 11340-PS3080B-001
Project Number and Name: 11340 Kells (George) Park Fieldhouse
Services: Environmental Engineering
User Agency: City of Chicago – Chicago Park District

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080B for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and AECOM Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of AECOM Technical Services, Inc.'s Task Order proposal, dated December 17, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$67,522.40 Not-To-Exceed Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost (Kells (George) Park Fieldhouse

\$13,504.48 Not-To-Exceed Contingency to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$81,026.88** for Environmental Engineering 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.

Minnie Keys
Procurement Coordinator

02/27/25

Date

James L. Borkman
Director of Procurement

02/28/2025

Date



Recommendation of Award - Environmental Engineering Services

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

Date: February 3, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
11340-03-04-04-01

Subject: Recommendation of Award
Kells Park Fieldhouse
AECOM Technical Services, Inc.
Environmental Engineering Scope of Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **AECOM Technical Services, Inc.** who has been pre-qualified to provide Environmental Engineering Services as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (I) Phase I Environmental Site Assessment;
- (II) Phase II ESA Scope of Work;
- (III) Site Specific Health & Safety Plan;
- (IV) Electromagnetic (EM) / Ground Penetrating Radar (GPR) Survey;
- (V) Test Pit Investigation;
- (VI) Phase II Environmental Site Assessment;
- (VII) and Remediation Cost Estimate.

On December 17, 2024, **AECOM Technical Services, Inc.** submitted a proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$67,522.40, to complete the scope of work and \$13,504.48 in contingency costs, for a total proposed amount of \$81,026.88.

Based on the review, we recommend that **AECOM Technical Services, 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;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

AECOM Technical Services, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$67,522.40, with \$13,504.48 in contingency, for a total of \$81,026.88.**

End of Memorandum