



CONSTRUCTIVE NEWS YOU CAN USE

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The PBC installed photovoltaic roof panels as a renewable energy source for the Dett Elementary annex and renovation project

A Message from Ray

As 2024 comes to a close, I am grateful for our staff, Municipal and County partners, professional service providers and contractors, assist agencies, and Chairman and Board of Commissioners. Your unwavering support is greatly appreciated.

This past year, we learned and grew from our experiences and appreciated the opportunities to celebrate our work together. We value our partners.

With our Chairman's leadership and vision and Board of Commissioners guidance, we are uniquely prepared for the opportunities ahead. As one team with our Municipal and County partners, we remain determined to continue investing in our incredible communities and the residents that live in them.

I am pleased to share that the PBC Board of Commissioners approved a balanced budget for fiscal year 2025. This achievement marks a significant milestone in our ongoing efforts and ensure responsible financial stewardship, while upholding our standards of excellence in project and program delivery.

As we transition into a new fiscal year, we look forward to our work together, reinforcing partnerships, and prioritizing program initiatives.

Our story and our journey continue.



Sincerely,
Ray Giderof
PBC Executive Director



Twenty Year Public Servant Appointed to the Board of the Public Building Commission

The Public Building Commission of Chicago (PBC) is pleased to announce the appointment of Michilla Blaise, a distinguished public servant with over 20 years of experience, to its esteemed board. This appointment underscores the PBC's commitment to fostering strong leadership and expertise in public service as it continues its mission to deliver high-quality, community focused infrastructure.

Serving as a Chicago Board of Education member, Blaise's appointment marks a significant milestone in advancing the PBC's mission of creating exceptional public spaces and infrastructure for city and county residents.

Blaise is currently the chief of staff for 16th District Cook County Commissioner Frank J. Aguilar, and volunteers as Board Secretary for Westside Justice Center and as a Board Commissioner for Northwest Home Equity Assurance Program.

"Commissioner Blaise extensive experience and unwavering dedication to public service make her a valuable addition to our board," Ray Giderof, PBC Executive Director, said. "Her expertise will help guide our projects and ensure we continue

meeting the needs of the communities we serve." Blaise began her career in public service in 2007 as a staff member for then 46th Ward Alderman Helen Shiller. From 2018 until 2020, Blaise was executive director of Judicial Accountability PAC and served as a board member for the Grassroot Curriculum Task Force. Her expertise will contribute to the ongoing efforts to transform Chicago's built environment into one that is inclusive, sustainable, and reflective of the City's diverse needs.

As a board member, Blaise will play a pivotal role in shaping policies, reviewing project plans, and ensuring the PBC's initiatives align with its mission to improve the quality of life for residents and strengthen the Commission's ability to deliver innovative projects that meet the evolving needs of Chicagoans.

"I am honored to join the Board of the Public Building Commission of Chicago and look forward to contributing to its efforts in delivering impactful projects for our communities," Blaise said. "Together, we will continue to advance initiatives that promote growth, equity and sustainability, but also reflect the values and aspirations of the communities we serve."

The PBC is dedicated to the planning, development and management of public infrastructure projects that benefit to Chicago and Cook County. With this new appointment, the PBC looks forward to building on its legacy of excellence and innovation.



PBC Completes One-Story Athletic Facility Annex & Renovations at Dett Elementary

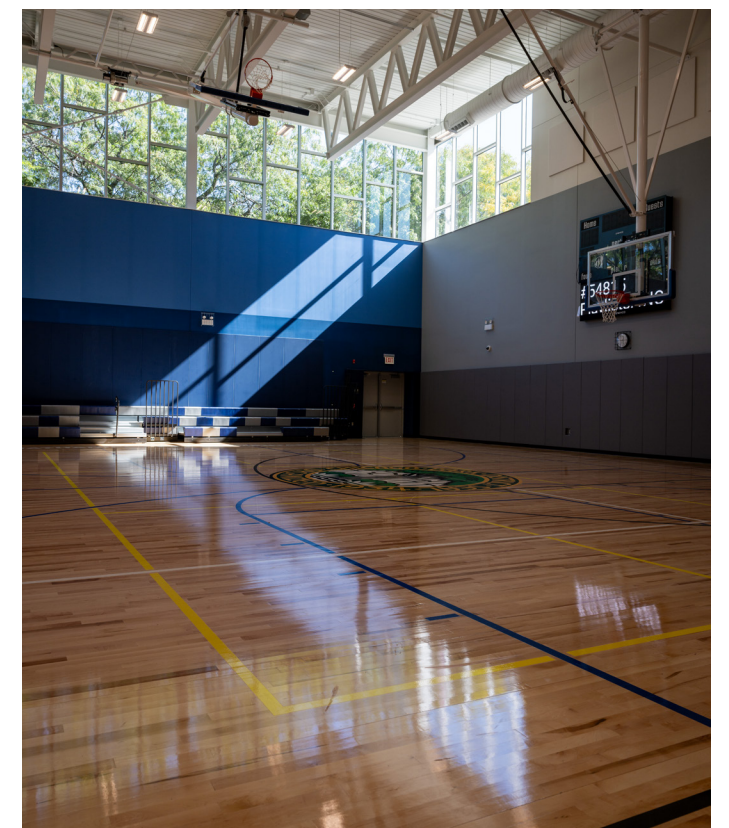
Robert Nathaniel Dett (1882-1943), one of history's greatest musicians of African descent, was multi-talented, not only as a composer, but also as a choir leader, pianist, teacher, poet, and writer. On behalf of Chicago Public Schools, the PBC recently completed the annex and renovation at the Chicago westside elementary school named after this American composer. PBC appreciates CPS' partnership

Dett Elementary school has undergone selective interior renovations to the existing school and received a new one-story 19,000-square foot annex that includes a new, 2-position gymnasium for IHSA competition, a learning garden to support the high number of diverse learns served by the school and multi-purpose room with divider partition and storage.

The new annex, designed to achieve minimum LEED Silver Certification as defined by the U.S Green Building Council, feature photovoltaic roof panels as a renewable energy source.

Renovations within the existing building included interior accessibility improvements, restroom upgrades, new and combined classrooms, teacher's lounge, health offices and upgraded mechanical and plumbing systems. Exterior renovations included masonry repairs, roof replacement, site improvements for stormwater management, new parking lot and landscaping.

"The PBC is grateful for the dedicated team who supported our agency and each other as we continue to construct or renovate modern cutting-edge facilities where students can network, study or learn," Ray Giderof, PBC Executive Director, said.



Behind the Build

Nevaeh Del Real

Meet Nevaeh Del Real a west town resident, City Colleges of Chicago Dawson Technical Institute (DTI) graduate, and a first-year apprentice. Nevaeh is a cement mason who was hired by Sumit Construction (MBE) during one of PBC's virtual community hiring sessions. Sumit Construction sponsored Nevaeh's apprenticeship, and she is now signatory to Union Local 502. She has aspirations of one day opening her own masonry construction company.

A cement mason since September 2, 2024, Nevaeh says that she really likes what she is doing as a first-year apprentice. "I met with Sumit Gohil and told him about my journey of attending Dawson Tech, being an instructor after graduation and now looking for an opportunity in the industry. He then told me that Sumit

Construction is getting ready to start a series of projects on behalf of the PBC and if I was interested, I could become an apprentice," Neveah said. "Since starting I realized that I have a lot to learn but willing to learn every day."

Nevaeh started at Dawson Tech in the masonry certificate program. Following her stint as a Dawson Tech teacher's assistant, Nevaeh started attending career fairs and construction workshop hoping to find an opportunity in the industry.

"I give a shout out to PBC because I landed my opportunity with Sumit through the virtual community hiring session," Nevaeh said.

"I tell all contractors that if they are not serious about giving Dawson Tech students a real opportunity, please don't waste their time," Kenyon Douglas, Executive Director, Workforce Equity Initiative Dawson Technical Institute said at a recent event.

"We are dedicated to providing students with intensive and comprehensive industry validated training in the construction trade and utility industries. Nevaeh is an example of DTI's committed to preparing students to compete in these industries by offering relevant competency-based instruction that leads to unionized apprenticeships and other relevant trade and utility worker opportunities." Nevaeh is the first in her family to become a mason.

Nevaeh is a part of a three-year apprenticeship program where she will continue to perfect her skills. Nevaeh encourages other women to explore masonry as a career path.



"Females who are willing to be in this or any trade, never give up. When it's your turn, your opportunities will flourish, and you will be blessed. Know your worth and what you bring to the table. Don't get discouraged by the number of 'no' answers that you hear when looking for a job. Because all you need is one yes. Once you hear that yes, it's an unbelievable feeling," Neveah said. "Don't get discouraged because it will happen."

After completing the apprenticeship and getting a few years of on-the-job experience, Nevaeh will be looking to open her own masonry construction company

"I will take the 'N' from my first name 'Del' from my last name and call my company N'Del Masonry Construction," Nevaeh said.

"The PBC will continue to encourage local hiring because it creates local economic opportunities, fosters workforce diversity and strengthens ties between the project and the community," Ray Giderof, PBC Executive Director said. "By hiring locally, the PBC invests directly in the surrounding area, leading to long-term social and economic benefits, in addition to helping to ensure that the project reflects the needs and values of the people it impacts."



Nevaeh speaks during Malcolm X College West Campus Pre-Submission Conference

"I started out being interested in brick laying but when I got to Dawson Tech my instructor was a cement mason. He taught us some of the aspects of cement masonry and I fell in love with the tools and the craft. I got in a rhythm with it and decided to just keep going with this craft and learn as much as I can. I love the work. Its always something to do," Nevaeh said.





\$17 Million Investment Will Create New Community Center for Teaching and Learning

The City Colleges of Chicago (CCC), Malcolm X College, the Public Building Commission of Chicago (PBC), elected officials, community leaders and special guests and friends held a ground-breaking ceremony to celebrate the beginning of construction for a new Community Center for Teaching and Learning at Malcolm X College West Campus, located at 4624 W. Madison.

The Community Center for Teaching and Learning will include recreational and meeting spaces for students and the community. The approximately 7,000 square foot dividable multi-purpose space is also available to rent as an event location for the community, businesses and other organizations and can serve as instructional space.



“As a resident of Austin, I know our community is rich in history and culture,” said Mayor Brandon Johnson. “The strong spirit of pride here permeates our community, and the new \$17 million Community Center for Teaching and Learning will provide an incredible opportunity for that spirit to flourish. This expansion offers new spaces for community members from the West Side to connect, create, and thrive, and I look forward to seeing the incredible impact this new center will have on our residents for years to come.”

“This new addition to Malcolm X College West Campus provides a place where residents can come together, participate in activities and build community together,” said Chancellor Juan Salgado, City Colleges of Chicago. “When we invest in higher education spaces, we help to attract the next generation of students and create pathways to upward mobility.”

“It is my hope that the new Community Center will reshape lives through higher education and that this center will become a second home to

our community, a safe space for everyone to learn, share laughter, thoughts, and be together building a stronger West Side and city of Chicago,” said” President David Sanders, Malcolm X College.



The Public Building Commission is overseeing the construction project. The equity focused project development and construction process places a special emphasis on employing people of color and women throughout the development.

“Today marks an exciting new chapter for our community as we break ground on this much anticipated community center. This facility will be more than just a building, it will be a vibrant welcoming space that fosters learning, engagement and connections for residents of all ages,” PBC Executive Director Ray Giderof said. “The PBC is proud to be a part of a project that reflects our commitment to enhancing the quality of life across our city, providing resources and opportunities that support growth and well-being of our neighborhoods.”

The approximately \$17 million project is the second phase of City Colleges’ continued investment in the Malcolm X College West campus, which was formerly known as the West Side Learning Center. This phase follows a first phase renovation that created new biology laboratories.

Community members can currently prepare for in-demand careers in healthcare at the Malcolm X College West Campus, such as basic nursing assistant (BNA), patient care technician (PCT), medical assistant, and community health worker. To learn more, visit www.ccc.edu/WSLC.

In addition, the recent renovations have created space for hands-on credit courses and career certificate programs that prepare students for healthcare roles including: Basic Nursing Assistant (BNA), Patient Care Technician, Community Health Worker, and Medical Assisting. Some of the programs are available at no cost to eligible Chicagoans thanks to City Colleges of Chicago’s Future Ready initiative.





Mayor Brandon Johnson Appoints Ray Giderof as Executive Director of the PBC

Mayor Brandon Johnson announced the appointment of Ray Giderof to serve as the Executive Director of the Public Building Commission (PBC) to continue his work of leading the PBC's efforts to build communities through collaboration, provide inclusive opportunities and drive economic development throughout Chicagoland.



“With over three decades of experience in complex project delivery and 25 years of dedicated service to the PBC, Ray brings unparalleled expertise to this role,” Mayor Brandon Johnson said. “His track record of successfully overseeing billions in capital investments and his commitment to building stronger communities makes him the ideal candidate to lead the PBC forward. We are proud to have Ray continue to advance our administration’s vision for inclusive economic development and collaboration to enhance our public spaces and infrastructure for all Chicago and Cook County residents.”

In his over 25 years of service to the organization, Giderof has advanced through numerous operational and leadership positions. Serving under the leadership of Chairman Mayor Brandon Johnson and with the Board of Commissioner’s support, Ray is responsible for ensuring the PBC is successful in its commitment to build communities, collaborate with its client partners and stakeholders, provide inclusive opportunities, and drive economic development throughout Chicagoland. Ray oversees a team of professionals dedicated to architectural excellence, community investment and empowerment, sustainability and environmental justice, innovative project delivery solutions and capacity building within the professional service and construction industries.

Ray is a graduate of the University of Illinois at Chicago School of Architecture with dual accredited degrees in Bachelor of Architecture in Design and Building Technology and Bachelor of Architecture in Structures and is an Associate Member of the American Institute of Architects (AIA).



PBC Community Hiring Events Connects People to Jobs

The Public Building Commission of Chicago (PBC) hosted a series of ‘in-person’ and ‘virtual’ community hiring events for the Kenwood Academy Link and Mechanical project, the CDOT WPA Street Reconstruction (Fillmore) projects and the Lincoln Square Brown Line Area Improvements project. Job seekers explored work opportunities, connected with hiring managers and learned about the diverse range of career paths available in the construction industry. In addition, job seekers engaged in real-time conversations with hiring managers, making the application process more personal and accessible.

The project’s hiring events were open to all residents interested in exploring construction career opportunities on any of PBC’s upcoming projects.

The next community hiring events will be for the Emergency Medical Services Addition.



PUBLIC BUILDING COMMISSION OF CHICAGO

COMMUNITY HIRING OPPORTUNITY

The construction project scope includes a new 3-Story +/- 53,000SF addition to the existing Public Safety Training Center facility, along with associated site development. The building program includes offices, training rooms, classrooms, simulation labs, support spaces, and new MEP/FP systems.

Emergency Medical Services (EMS) Addition

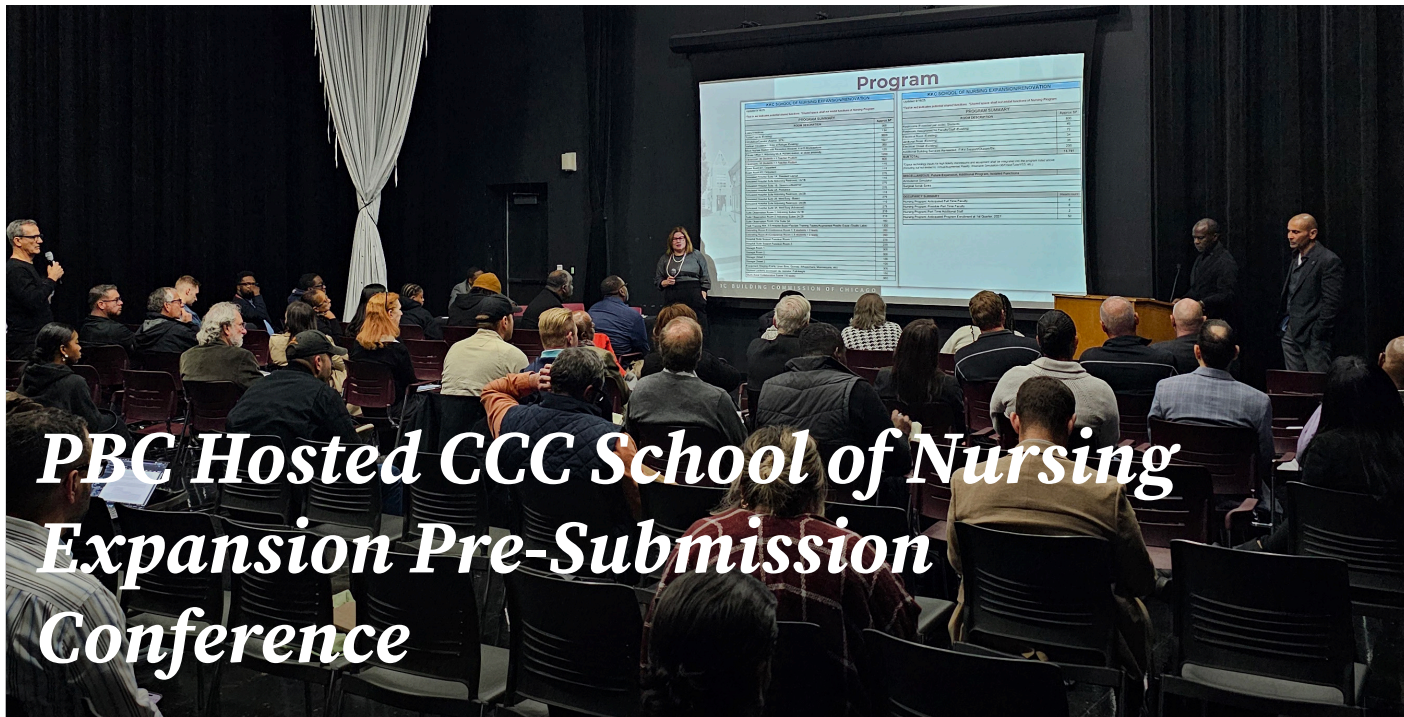
December 19th
11:00am – 3:00pm

Legler Regional Library

115 S Pulaski Rd, Chicago, IL 60624

for more information please contact
compliance@pbcchicago.com

www.pbcchicago.com
312.744.3090



PBC Hosted CCC School of Nursing Expansion Pre-Submission Conference

The Public Building Commission of Chicago hosted a non-mandatory Pre-Submission Conference and Site-Visit at Kennedy-King College to provide valuable information and guidance to potential respondents of a Request for Proposals (RFP) for Design-Build services associated with the upcoming City Colleges of Chicago (CCC) School of Nursing Expansion project. The event enhanced the understanding of PBC procurements requirements while fostering networking amongst the architecture and construction communities.

This gathering served as a platform for designers and contractors to engage directly with PBC representatives, gaining a comprehensive understanding of the submission process, requirements, and expectations.



Key highlights of the event included:

- **Information Session:** PBC provided detailed information about the procurement process, ensuring respondents are well informed before submitting their proposals.
- **Q&A Session:** Attendees had the chance to ask questions and seek clarifications on any aspects of the submission process.
- **Site Visit & Networking Opportunities:** Contractors were able to network with peers, potential partners and PBC representatives, fostering connections within the construction community.

“We are dedicated to promoting transparency, collaboration and excellence in all of our projects,” Ray Giderof, PBC’s Executive Director said. “The CCC School of Nursing Pre-Submission Conference exemplifies our commitment to providing a platform where architects and contractors can gather insights, engage with us directly and lay the foundation for a successful project.”



City of Chicago’s 2024 Procurement Symposium



PBC team members attended the City of Chicago’s Procurement Symposium at Malcolm X College. The event was a perfect opportunity for the PBC to support the City’s efforts and connect with firms seeking to learn more about the procurement process and available opportunities.

MWRD 2024 Diverse Business Summit



The PBC was thrilled to participate in and support MWRD 2024 Diverse Business Summit which focused on minority-owned, women-owned, veteran-owned, disabled owned and LGBTQ-owned businesses.

PBC on the Radio



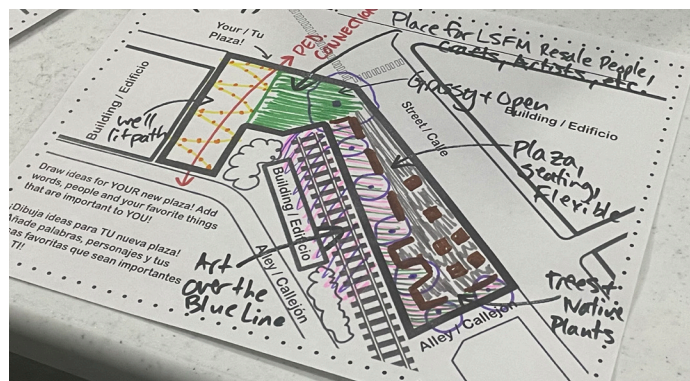
Ray Giderof, PBC Executive Director, appeared on WCPT-820 AM and WVON-1390 AM where he had engaging conversations with Cook County Board President, Toni Preckwinkle, about the duties of the office and alert listeners to upcoming PBC opportunities.

PBC in the Community

Logan Square Plaza Open House and Community Advisory Group Mtg



The PBC, CDOT, DPD and Ald. Carlos Ramirez-Rosa recently hosted an initial community advisory group meeting to discuss the planned new Logan Square Plaza project. The partners also hosted a Community Open House to discuss open space development opportunities for the Logan Square Plaza. The Advisory Group and Open House were excellent opportunities for residents to share feedback and engage with our team.



Mayfair Branch Library Community Open House



The PBC, CPL, 2FM and Ald. Samantha Nugent hosted an open house to explore possibilities for enhanced library service in the Mayfair community. Participants offered input on how they currently use the library and how the facility can serve the neighborhood in the future.



Government Procurement Compliance



As the PBC continued its work to provide meaningful opportunities to minority and women owned businesses, team members attended the Government Procurement Compliance (GPC) Forum, a strategic planning effort to drive bold, cross agency improvements to make the region a benchmark for procurement, certification, and compliance processes that are streamline, standardized, equitable, and transparent.

HACIA Vertical Design Panel



The PBC was honored to serve as a panelist at HACIA's Vertical Design Panel and Networking event. It was a great opportunity for the team to discuss transformative projects shaping Chicago's landscape with a spotlight on innovative engineering and architectural opportunities.



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