

A close-up photograph of a person wearing safety glasses, focused on using a Milwaukee compact power tool. The tool is red and black, with the Milwaukee logo and 'COMPACT' visible. Sparks are flying from the tool, creating a bright, dynamic scene. The background is dark and out of focus, emphasizing the action in the foreground.

**Live Stream  
Will Begin  
Shortly**



# Board of Commissioners Meeting

June 10, 2025



# Photo Documentation Services

**PUBLIC BUILDING COMMISSION OF CHICAGO**

## PHOTOGRAPHIC DOCUMENTATION SERVICES PS3095

Public Building Commission of Chicago  
Richard J. Daley Center, Room 200  
50 W. Washington Street  
Chicago, Illinois 60602  
[www.pbcchicago.com](http://www.pbcchicago.com)

Mayor Brandon Johnson  
Chairman

Ray Giderof  
Executive Director

Pixel Rated Media, Inc.  
**PORTFOLIO**

**PUBLIC BUILDING COMMISSION OF CHICAGO**

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Munsterman Services, LLC d/b/a Multivista  
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Executive Director

Moreno Architects, Ltd. d/b/a JGMA  
**PORTFOLIO**



# HACIA Membership Meeting

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# Virtual Community Hiring

PUBLIC BUILDING COMMISSION OF CHICAGO

## VIRTUAL COMMUNITY HIRING OPPORTUNITY

CDOT Works Progress Administration (“WPA”)  
Street Reconstruction (Barry Avenue)

New Date & Time

**May 15, 2025 | 10:00am - 3:00pm**

**May 19, 2025 | 10:00am - 3:00pm**

The project consists of a Works Progress Administration (“WPA”) street reconstruction Project. Work includes but not limited to excavation, hot-mix asphalt surface course, sewer main, drainage structures, water main, lighting, landscape and concrete: curbs, gutters, concrete sidewalks, driveways and alleys.

Prospective but not limited to the following trades performing work on these projects are laborers, electricians, plumbers, truck drivers, operating engineers and traffic safety.

Scan the QR code or  
Follow the link to  
schedule an interview.

[tinyurl.com/pbcbarry](https://tinyurl.com/pbcbarry)

For more information  
please contact  
[compliance@pbcchicago.com](mailto:compliance@pbcchicago.com)



for more information please contact  
[compliance@pbcchicago.com](mailto:compliance@pbcchicago.com)



[www.pbcchicago.com](http://www.pbcchicago.com)



# 2025 Connection Session



# 2025 Connection Session

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# 2025 Connection Session



# Logan Square Plaza Project

## Logan Square Plaza

Community Engagement Meeting #2 Presentation - February 24, 2025

**35th Ward Aldermanic Update - May 29, 2025**

Public Building Commission of Chicago

Chicago Department of Transportation

Chicago Department of Planning and Development

Hitchcock Design Group



# UIC Construction Summit



UNIVERSITY OF ILLINOIS SYSTEM

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## UIC CONSTRUCTION SUMMIT

Are you a professional service firm, contractor, or a goods and services firm? Join us to learn how to become a successful partner with the University of Illinois Chicago, other universities, and government agencies. By joining our network, you can connect with prime contractors, University of Illinois Chicago and Capital Development Board key decision makers and many more. Additionally, you'll have the opportunity to gain valuable insight from experts in our Diverse Supplier Development Program, the University of Illinois' capacity building program for diverse vendors.

Thursday

May 29, 2025

9:30AM - 1:30PM



### LOCATION:

UIC Student  
Center East  
3rd Floor  
750 S. Halsted  
St.  
Chicago, IL 60607

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# 2024 Year In Review



## A Message From Our Executive Director

It's with great pride and humility that I present the Public Building Commission of Chicago's (PBC) 2024 Year in Review. This past year has been one of continued collaboration and partnership. Our core mission is about accountability, increasing diversity, equity, and capacity building, and providing flexible and innovative solutions for program and project delivery. Under the leadership and guidance of PBC's Chairman, Mayor Brandon Johnson, our Board of Commissioners, and our Municipal and County partners, we remained committed to building better together.

With a clear, honest, and positive outlook, we delivered high quality facilities and support essential services throughout the City and County. In 2024, the PBC completed more than \$80 million in capital improvement projects across the city, including new schools, critical capital renovations at public libraries and health centers, and construction of multiple roadway improvements, including new streets, alleys, and concrete flatwork. Each of these projects represents our unwavering commitment to excellence.

Our success is founded on meeting and exceeding expectations, driving economic development and capacity building within the professional services and construction industries, supporting and empowering minority and women-owned businesses, promoting local community resident hiring opportunities, and implementing a student hiring initiative. This is our legacy.

As we celebrate our collective success, we also look ahead to a bright future. A future that embraces our partners, intensifies our commitment to building capacity within the design and construction industries, and continuously delivers impactful community investments.

Our journey continues.

Sincerely,

Ray Gilman  
Executive Director | PBC



A Message | YIR 2024



Brandon Johnson  
Chairman

## PBC Board of Commissioners

The Board of Commissioners is the governing body of the PBC. It oversees the Commission's operations, goals and project approvals. The Board ensures that construction projects are carried out efficiently, on budget and in line with community needs. The Board of Commissioners plays a crucial role in shaping the built environment of Chicago and ensuring that public spaces meet the City's evolving needs.

The PBC Executive Director reports to the Board which is composed of eleven members with the Mayor of Chicago serving as the chairperson. Members of the Board include city and county leaders, as well as appointees from the Mayor.

The Board is responsible for approving building project and budgets; selecting design and construction teams ensuring transparency and public accountability along with promoting economic inclusion through minority- and women-owned business participation.



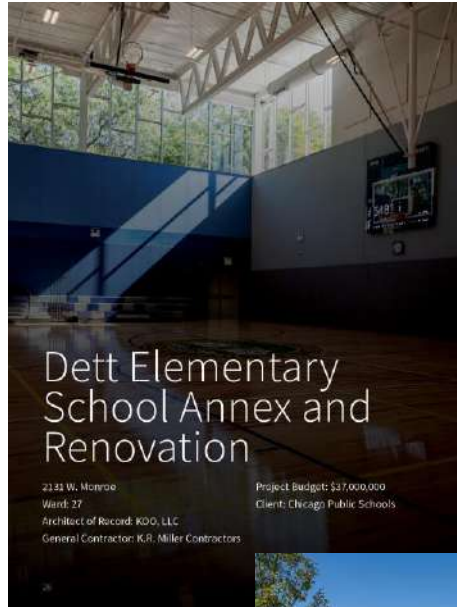
Board of Commissioners | YIR 2024



- Samuel W. Six  
City of Chicago
- Toni Prockminkle  
Cook County
- Arnold Randall  
Preston, Producers of Cook County
- Jaime S. Maldonado, Jr.  
City of Chicago
- Rep. David Todd Whittley  
City of Chicago
- James F. Ellis, Jr.  
City of Chicago
- Kari R. Steele  
Northbrook Mayor  
Northbrook District of Greater Chicago
- Robert Castaneda  
Chicago Public Schools
- Swen B. Hayden  
Chicago Department of Education



# 2024 Year In Review



## Dett Elementary School Annex and Renovation

2131 W. Monroe  
Ward: 27  
Architect of Record: KOO, LLC  
General Contractor: K.R. Miller Contractors

Project Budget: \$3,700,000  
Client: Chicago Public Schools

Completed Projects | YEAR 2024

Robert Nathaniel Dett (1882-1943), one of history's greatest musicians of African descent, was multi-talented composer, choir leader, pianist, teacher, poet, and writer. The PBC completed the annex and renovation at the Chicago westside elementary school named after this American musician.

Dett Elementary school has undergone selective interior renovations to the existing school and received a new one-story 18,690-square foot annex that includes a new, 2-position gymnasium for IHSA competition, a learning garden to support the high number of diverse teams served by the school and multi-purpose room with divider partition and storage.

The new annex, designed to achieve a minimum LEED Silver Certification as defined by the U.S Green Building Council, features 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 lounges, 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.

- 90.07% Minority Laborers
- 84.81% Minority Apprentices
- 16.15% Female Apprentices
- 9.03% Community Hiring

The 21 hires coming for the immediate project area earned **\$407,281.25**



## Alleys (Various Locations) Package 1

Project Budget: \$3,645,110  
Engineer of Record: Chicago Department of Transportation  
General Contractor: Summit Construction Company, Inc.

This Project is part of the Capital Improvement Program (CIP) Projects being developed on behalf of the City of Chicago's Department of Transportation (CDOT).

- 100.56% Minority Laborers
- 100% Minority Apprentices
- 97.31% Minority Journey Workers
- 82.08% Chicago Residents

## Alleys (Various Locations) Package 2

Project Budget: \$3,140,550  
Engineer of Record: Chicago Department of Transportation  
General Contractor: Summit Construction Company, Inc.

This Project is part of the Capital Improvement Program (CIP) Projects being developed on behalf of the City of Chicago's Department of Transportation (CDOT).

- 100.37% Minority Laborers
- 100% Minority Apprentices
- 68.98% Minority Journey Workers
- 78.14% Chicago Residents



# 2024 Year In Review

## Minority & Women Business Enterprises General Contractor & Professional Service Opportunities

The PBC remains committed to fostering equity inclusion and economic empowerment by continuing to enhance opportunities for Minority and Women Business Enterprises (M/WBEs) in both general contracting and professional services. By actively supporting diverse firms, the PBC reflects the rich diversity of our city and drives innovation, strengthens local communities and ensures that public investments generate broad, sustainable economic impact for all Chicagoans.

Projects completed in 2024 total **\$60,579,278.78** as paid to date. These projects have achieved **50.52%** or **\$30,606,123.80** MBE participation and **6.02%** or **\$3,648,931.13** WBE participation.

At year's end, more than **\$11,864,964.94** paid to date on professional administrative services contracts, a combined total of **67.48%** or **\$8,006,572.46** MBE/WBE participation was achieved.

MBE participation was comprised of **58.56%** or **\$6,948,364.09** and WBE participation was comprised of **8.92%** or **\$1,058,208.37**.

MBE/WBE | YIR 2024

## Efficient Procurement Processes

Procurement, project acquisition, delivery, and cycle times are critical to the success of public sector construction projects, particularly for organizations like the Public Building Commission of Chicago, which is responsible for delivering high-quality civic infrastructure. Efficient procurement processes ensure that projects secure the best value in terms of cost, quality, and timeliness, while promoting transparency, fairness, and public trust.

Shortening cycle times, from planning and bidding to contract execution and construction, can significantly reduce delays, mitigate cost overruns, and enable the timely delivery of essential public facilities such as schools, police stations, and health clinics. For the PBC, optimizing these processes not only supports its mission to build safe, sustainable, and community-focused spaces but also maximizes the impact of public investment.

### Some Advantages of Working with the PBC in 2024

- Community Involvement
- Speed to Market
- Flexibility
- Responsive
- Scalable
- Help at any stage of a Project
- Holistic

### Procurement Cycle Times Construction Services

2024 Total Projects Awarded

10

2024 Average Cycle Time

34.8 Days

### Professional Services

2024 Total Contracts Awarded

34

2024 Average Cycle Time

46 Days

### 2024 Cycle Time Reductions

Construction Contract Year-Over-Year Time Gains

11.7 Days

Professional Service Contracts Year-Over-Year Time Gains

12.3 Days

Cost Effective Project Development | YIR 2024



# A Look Ahead

The PBC eagerly anticipates undertaking and completing a diverse range of projects in the upcoming year. With a commitment to excellence, innovation and community engagement, the PBC is poised to deliver high-quality infrastructure that meets the evolving needs of Chicago's residents and enhances the City's vibrancy, resilience and sustainability.

## CONTRACTS AWARDED/ IN - PROGRESS

### CDOT WPA Street Reconstruction

Fillmore Street

E. 109th Street, S. Hoyle Avenue, S. Harding Avenue, and E. 102nd Street

West 112th Street and S. Loomis Street

S. Oakley Ave/Garfield Blvd, East 94th Street, and

S. Oakley Ave / 58th Street

W. Barry Avenue

N. Mason Avenue, W. 56th Place, and S. Hoyle Avenue

### CDOT Alley Reconstruction (DBB - GC)

Various Locations: Package 3 (6 Locations)

Various Locations: Package 4 (5 Locations)

### CIP Police Motor Maintenance Garage 4 Renovations

North Park Village Renovations

Pershing Road Building Upgrades

CIP Central Hearing Facility Roof & MEP Upgrades

Juvenile Intervention and Support Center Renovations

7th District Police Station Renovations

Kenwood Academy Link and Mechanical Project

Emergency Medical Services (EMS) Addition

Lincoln Square Brown Line Area Improvements

FPDCC Beaubien Woods Boat Launch Restrooms and Utilities

FPDCC Metal Buildings - McGinnis Field Station

FPDCCC Restroom Rehabilitation Districtwide (35 Locations)

City Colleges of Chicago, School of Nursing

CCC Malcolm X College (MXC) West Campus Addition and Renovation

## PROCUREMENT

Morgan Shoal Revetment Reconstruction Lakefront Shoreline

Project-specific GC Pre-Qualification

Kells (George) Park Fieldhouse (Design Build)

CDOT Alley Reconstruction (DBB - GC)

Various Locations: Package 5 (7 Locations)

CDOT WPA Street Reconstruction (DBB-GC)

W. 58th Street, S. Washtenaw Avenue, W. 57th Street

W. 89th Street, S. Central Park Avenue, S. Holland Road

W. 92nd Street, W. 106th Street, W. 107th Street, and W. 114th Street

Hall Library Renovations (JOC)

Sachs Clinic Renovations (JOC)

Chicago Public Safety Headquarters Renovations (JOC)

## PLANNING/DESIGN

Logan Square Plazas

Mayfair Branch Library

CCC Malcolm X College (MXC) Washington Park Campus

FPDCC LED Lighting Replacement Districtwide (35 Locations)

FPDCC Metal Buildings - Tinley Park

Title II Transition Plan (234 Locations; 27 Priority - JOC)

DFSS Regional Senior Center

New DWM Operations Facility (Lawrence Ave)

DWM Lead Service Line Replacement Program

CDOT Shoreline Restoration (Various Locations: 67th Street to 75th Street) Feasibility Study

CDOT WPA & Alley Reconstruction Projects (Various Locations)

CDOT WPA & Alley Reconstruction Projects (Various Locations)

## PROGRAM WIDE SERVICES\*\*

Photographic Documentation Services

Construction Signage

Comprehensive Digital Construction Printing Services

Insurance Brokerage Services

Project Development Services (PDS)

Audit Services

Forest Preserve District of Cook County

\*\* Anticipated Projects underway or in coordination with User Agencies



**Thank you**