



Board of Commissioners Meeting

August 12, 2025

In-Person
Community
Hiring Session

PUBLIC BUILDING COMMISSION OF CHICAGO

COMMUNITY HIRING OPPORTUNITY

Malcolm X College West Campus
Addition and Renovation

Legler Regional Library
115 S. Pulaski Road

July 9, 2025 | 9:30am - 1:00pm

July 14, 2025 | 9:30am - 1:00pm

The Project scope will include but not be limited to: the addition of an existing single-story facility, interior MEP renovations to the existing 1986 facility and exterior renovations to the existing facility. Site improvement work will also be included.

Prospective but not limited to the following trades performing work on this project are asbestos, carpenter, cement mason, laborers, electricians, plumbers, sheetmetal workers, truck drivers, operating engineers.

for more information please contact
compliance@pbcchicago.com



www.pbcchicago.com
312.744.3090

Virtual Community Hiring Session

PUBLIC BUILDING COMMISSION OF CHICAGO

VIRTUAL COMMUNITY HIRING OPPORTUNITY

**Works Progress Administration (“WPA”)
Street Reconstruction and Capital
Program – Alleys (Various Locations)**

July 30, 2025 | 10:00am - 3:00pm

August 5, 2025 | 10:00am - 3:00pm

These projects consist of a CDOT Works Progress Administration (“WPA”) street reconstruction and CDOT Capital Program Alleys (Various Locations) including full-depth pavement and alley reconstruction of seventeen (17) locations.

Work includes but not limited to street reconstruction excavation, cement concrete, hot-mix asphalt surface course, sewer and water main.

Also work includes but not limited to alleys reconstruction proper handling and disposal of onsite material, concrete: cement concrete base course, garage aprons curb and gutter, sidewalks, alleys, driveways, hot-mix asphalt, surface course, sewer and drainage structures, sewer cleaning and televising, and ADA Ramps various depths, and pre-molded rubber Speed Bumps, geotechnical fabric, topsoil, and hydraulic seeding.

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

tinyurl.com/VH3005

**For more information
please contact
compliance@pbcchicago.com**



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Assist Agencies Conference





Take Back the Block Activation Event

Active Shooter Preparedness Presentation



Active Shooter Preparedness

Cybersecurity and Infrastructure Security Agency (CISA)

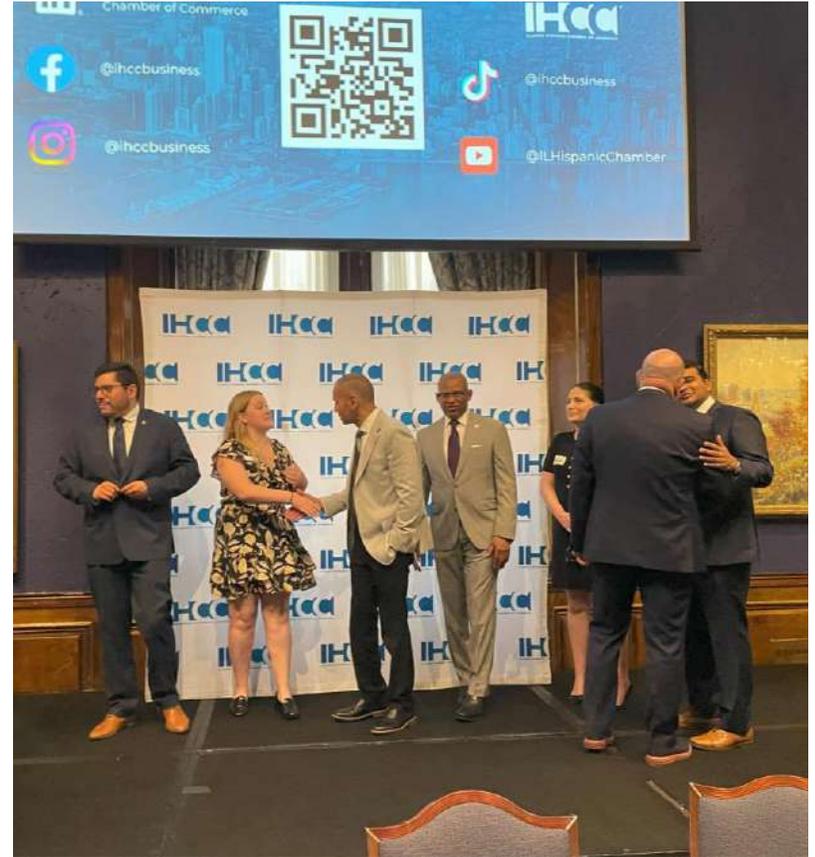
Cyber Defense Agency and the National Cyber Security Center lead the national effort to understand, manage, and protect the cyber and physical infrastructure that we rely on every hour of every day.

- Recognition**
understand the threat
- Prevention**
recognize, report, intervene
- Preparedness**
plan for response



Purpose – Develop your plan





Illinois Hispanic Chamber of Commerce (IHCC) Networking Breakfast



Golden Boy Promotions Daley Plaza



Pathways to Cook County Summit



2025

Mid-Year Review

Message from Ray | Capacity Building & Enhanced Services | Work In Place Program Forecast | Outreach & Engagement | Student Engagement Initiative Behind the Build | Completed Projects

A Message from Ray

As we reach the midpoint of 2025, the Public Building Commission of Chicago (PBC) remains steadfast in its mission to deliver high-quality, sustainable, and community-focused public infrastructure. This report highlights the progress made during the first half of the year, underscoring our commitment to transparency, collaboration, and excellence in project delivery. Guided by equity and efficiency, we continue to support the city's evolving needs through responsible stewardship of public resources and strong partnerships with our stakeholders.

The PBC marked the successful completion of a number of projects that are bringing new resources, opportunities and jobs to our communities. As of mid-year 2025, PBC has completed \$42.2M in projects delivered on behalf of its client partners. Through mid-year 2025, the PBC's Program Forecast for projects in planning, design and construction includes nearly \$1.4B of multi-year investments on behalf of its client partners. Each of these projects has assisted in stabilizing Chicago's neighborhoods and serve as a catalyst for more development, that is reshaping and revitalizing our communities.

As the PBC moves into the second half of the year, the PBC is projected to complete an additional \$175M in infrastructure development projects by year's end. We have already awarded approximately 15 contracts for critical infrastructure work for our partners at the Chicago Department of Transportation, Chicago Public Schools, Chicago Department of Fleet Facility and Management, Forest Preserve District of Cook County and City Colleges of Chicago.

In addition to these awards, a number of projects remain in the procurement, planning, and design phases—demonstrating the continued strength of our pipeline and our commitment to long-term investment in Chicago's public assets.

We look forward to continuing our work in partnership with the city, contractors, and community stakeholders to build infrastructure that serves all Chicagoans effectively and equitably. Together, we will ensure that our public spaces and facilities meet the needs of today while laying the foundation for a stronger, more resilient Chicago tomorrow.

Sincerely,
Ray Giderof
PBC Executive Director



Completed Projects

Through mid-year 2025, PBC has completed \$42M in capital improvement investments on behalf of our clients. These projects support the operational needs of our partner agencies and enhance the quality of life in our communities through safe, sustainable, and accessible infrastructure.

North Park Village (NPV) Gym Building B

Address: 5801 N. Pulaski Road
Ward: 39 – Samantha Nugent
Project Budget: \$2,151,000
Architect of Record: Koo, LLC
Construction Manager: ALL Construction Group
Client: City of Chicago – Fleet and Facility Management (2FM) Capital Improvement Plan
 As part of the development and implementation of renovations at North Park Village in association with the 2FM Capital Improvement Plan, this project includes MEP upgrades at the existing facility.

CIP Central Hearing Facility Roof & MEP Upgrades

Address: 400 W. Superior Street
Ward: 42 – Brendan Reilly
Project Budget: \$11,061,558
Architect of Record: RADA Architects, Ltd.
JOC Contractor: McDonagh Demolition, Inc.
Client: City of Chicago – Fleet and Facility Management (2FM) Capital Improvement Plan
 This project includes the development and implementation of renovations at an existing facility in association with the 2FM Capital Improvement Plan, including roof replacement and MEP upgrades.

CDOT Capital Improvement Plan – Works Progress Administration (WPA) Street Reconstruction – Fillmore

Address: West Fillmore Street from South Campbell Avenue to Dead End West
Ward: 28 – Jason Ervin
Project Budget: \$2,985,075
Engineer of Record: CDOT
General Contractor: MQ Sewer & Water Contractors, Inc. DBA MQ Construction Company
Client: City of Chicago – Department of Transportation (CDOT)
 The project consists of a Works Progress Administration (WPA) street reconstruction Project on behalf of CDOT, including: full depth pavement reconstruction, new curbs and gutters, water and sewer improvements, new light poles and fixtures and associated landscaping. **Juvenile**

Intervention and Support Center

Address: 3900 S. California
Ward: 12 – Julia M. Ramirez
Project Budget: \$1,615,067
Architect of Record: HOH Group, Inc.
Construction Manager: Henry Bros., Co.
Client: City of Chicago – Fleet and Facility Management (2FM) Capital Improvement Plan
 This project includes the development and implementation of renovations at an existing facility in association with the 2FM Capital Improvement Plan, including MEP upgrades.

7th District Police Station

Address: 1436 W. 63rd Street
Ward: 16 – Stephanie D. Coleman
Project Budget: \$1,500,000
Architect of Record: JGMA
JOC Contractor: Ujamaa Construction, Inc.
Client: City of Chicago – Fleet and Facility Management (2FM) Capital Improvement Plan
 This project includes the development and implementation of renovations at an existing facility in association with the 2FM Capital Improvement Plan, including MEP upgrades.

Pershing Road Center

Address: 1819 W. Pershing Road
Ward: 12 – Julia M. Ramirez
Project Budget: \$22,945,000
Architect of Record: Harding Mode Joint Venture
Construction Manager: All Construction Group
Client: City of Chicago – Fleet and Facility Management (2FM) Capital Improvement Plan
 As part of the development and implementation of renovations at Pershing Road in association with the 2FM Capital Improvement Plan, this project includes life safety, electrical and mechanical upgrades, and elevator replacement work at the existing facility.



North Park Village (NPV) Gym Building B



CIP Central Hearing Facility Roof & MEP Upgrades



Juvenile Intervention and Support Center



CDOT Capital Improvement Plan - Works Progress Administration (WPA) Street Reconstruction - Fillmore



Pershing Road Center



7th District Police Station

Program Forecast

**Program Forecast as of June 30, 2025

Contracts Awarded / In-Progress

<p>CDOT WPA Street Reconstruction E 109th Street, S. Hoyne 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 W. 58th Street, S. Washtenaw, W. 57th Street N. Mason Ave., W. 56th Pl., and S. Hoyne Ave W. 89th Street, S. Central Park Avenue, S. Holland</p>	<p>North Park Village Renovations</p> <p>Pershing Road Building Upgrades</p> <p>Kenwood Academy Link and Mechanical Project</p> <p>Emergency Medical Services (EMS) Addition</p> <p>Lincoln Square Brown Line Area Improvements</p> <p>FPDCC Beaubien Woods Boat Launch Restrooms and Utilities</p> <p>FPDCC Metal Buildings - McGinnis Field Station</p> <p>FPDCCC Restroom Rehabilitation</p> <p>City Colleges of Chicago. School of Nursing</p> <p>CCC Malcolm X College (MXC) West Campus Addition and Renovation</p>
<p>CDOT Alley Reconstruction Various Locations: Package 3 (6 Locations) Various Locations: Package 4 (5 Locations)</p> <p>CIP Police Motor Maintenance Garage 4 Renovations</p> <p>Sachs Clinic Renovations</p> <p>Chicago Public Safety Headquarters Renovations</p> <p>Kells (George) Park Fieldhouse (Design-Build)</p>	<p>FPDCC LED Lighting Replacement Districtwide (35 Locations)</p> <p>FPDCC Metal Buildings - Tinley Park</p> <p>Title II Transition Plan (234 Locations; 27 Priority - JOC)</p> <p>FPDCC Metal Buildings - Tinley Park</p> <p>Bronzeville Regional Senior Center</p>

Procurement

<p>Morgan Shoal Revetment Reconstruction Lakefront Shoreline Project-specific GC Pre-Qualification</p> <p>CDOT Alley Reconstruction (DBB - GC) Various Locations: Package 5 (7 Locations)</p>	<p>CDOT WPA Street Reconstruction (DBB-GC) (W. 92nd Street, W. 106th Street, W. 107th Street, and W. 114th Street)</p> <p>Hall Library Renovations (JOC)</p>
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Planning / Design

<p>Logan Square Plazas</p> <p>Sherman Park Library Renovations</p> <p>CCC Malcolm X College (MXC) Washington Park Campus</p> <p>FPDCC LED Lighting Replacement Districtwide (35 Locations)</p> <p>FPDCC Metal Buildings - Tinley Park</p> <p>Title II Transition Plan (234 Locations; 27 Priority - JOC)</p> <p>FPDCC Metal Buildings - Tinley Park</p> <p>Bronzeville Regional Senior Center</p>	<p>Title II Transition Plan (234 Locations; 27 Priority - JOC)</p> <p>New DWM Operations Facility (Lawrence Ave)</p> <p>DWM Lead Service Line Replacement Program</p> <p>CDOT Shoreline Restoration (67th Street to 75th Street) Feasibility Study</p> <p>CDOT WPA Street Reconstruction (Various Locations) W. Bryn Mawr Ave. / N. Knox Ave. and W. Bryn Mawr Ave. N. Lawler Ave. Additional Locations</p> <p>CDOT Alley Reconstruction (Various Locations) Various Locations: Package 6 (6 Locations)</p>
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Projected Multi-Year Investments \$1.4B

Outreach & Engagement

The PBC plays a crucial role in shaping the city's public infrastructure, and its participation in or hosting of engagement events is vital for fostering transparency, building community trust, and ensuring that projects reflect the needs and priorities of residents. These events provide a platform for open dialogue, enabling diverse voices to contribute to the planning process, ultimately leading to more inclusive, effective, and sustainable public buildings and spaces.



Connection Session 2025

The PBC was thrilled to host their second annual 'Connection Session' an innovative platform focusing on connecting the PBC's talented pre-qualified general contractors and pre-approved Job Ordering Contractors (JOC) firms with established or promising minority and women business enterprise firms, subcontractors, vendors, and suppliers.

More than 225 individuals attended the 2025 Connection Session, including 32 students and administrators from Chicago Public Schools Chicago Builds, HACIA, and Dawson Technical Institute.

More than 20 Contractors and Consultants hosted networking tables at the Connection Session. More than 20 Assist Agencies representatives have attended our ongoing Quarterly Assist Agency conferences, as well as hosted networking tables at the Connection Session.

The standing room only event, hosted at Malcom X College, aimed to bridge the gap between established industry players and emerging talents. By facilitating connections and partnerships, the PBC sought to further promote diversity, equity and inclusion within the construction sector.

Three enrolled or recently graduated students from Dawson Technical Institute of Kennedy-King College attended the event and had an opportunity to meet all participating contractors. All three were extended career opportunities.



and Lopez (156h), will begin rebuilding the street. This is one of Chicago's 'WPA streets,' many of which were built without sidewalks. These roadways were built without sidewalks, which have contributed to frequent flooding and



Kell's (George) Park Fieldhouse Community meeting

The PBC hosted a community meeting for Kell's (George) Park Fieldhouse Project. A Pre-Submission Conference and site visit for the Design-Build Services for Kell's (George) Park Fieldhouse also took place.

The Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to Public Building Commission of Chicago for its comprehensive annual financial report for the fiscal of 2023.



2025 Chicago Building Congress Merit Award Winner

The Chicago Joint Public Safety Outdoor Storage Village is the winner of the prestigious Chicago Building Congress Merit Award for Commercial Construction Under \$10M and CBC's newest award category Facility Champion Award. Representatives from the PBC along with Berglund Construction, Brown and Moerner and Maudy Frank Architecture accepted the honor.



Student Engagement Initiative

In the first half of 2025, the PBC's student engagement efforts provided mentorship, career exposure, and real-world learning opportunities that are inspiring the next generation of architects, engineers and construction professionals.

The PBC has partnered with Dawson Technical Institute of Kennedy-King College (DTI), an academic job training center for construction technology careers, where scholars have been hired to work on and be actively involved in PBC project throughout the contract term. As of June 9, 2025, three scholars from DTI are working on PBC projects on a full-time basis, as Assistant Project Coordinators. The students are from the community and the hiring team may consider sponsoring their union membership.

Meet the Dawson Technical Institute program administrators and three recent student hires.

Kenyon Douglass has been an employee of the City Colleges of Chicago for more than 25 years. For the past five years, she has served as the Executive Director of Dawson Technical Institute's Workforce Equity Initiative where she manages a million-dollar state grant to provide every support needed to ensure students walk away with a degree or certification of economic value.

"We are intentional with programs that we provide here at Dawson Tech because we know that if a student has a great training and educational foundation with the proper supports and partnerships, like the one we have with the PBC, this will allow our students to change the landscape of theirs' and their families' lives." Well into the second year of the partnership with the



Kenyon Douglass
Executive Director of
Workforce Equity Initiative

Laveta Moore
Project Director Highway Construction
Career Training Program Dawson Technical
Institute of Kennedy-King College

PBC, Douglass stated that the end goal of the initiative is employment.

We can have meetings, events and open houses but the bread and butter of this partnership is whose getting employed. We cannot string our students along," Douglass said. "The goal of my grant is that at least 60% of students must be employed. This partnership with the PBC has been a great pipeline for us. We want these three students from the class of 2025 to eventually expand to 30 students getting an opportunity."

Douglass stated that through their program they are assisting the students with necessary exposure to a variety of resources that will help them get to the next level.

"Through our various relationships and partnerships with members of the construction industry, we have been able to make adjustments to our programs and

curriculums to stay current with industry standards," Douglass said. "When students come back to visit, they consistently say that what they learn in the classroom versus what they do in the field, they can draw parallels between to two. These testimonials are verification that what they are learning in the classroom is preparing them for the workforce."

Douglass goes on to say that even if a partner can't employ a student there are a number of things that can be done to support Dawson Tech students. "Everything from mentorships to mock interviews will help our students get to the next level," Douglass said. "Through this program, we are flying a plane and building it at the same time. We are trying to see what works well and what needs improvement. At a certain point we want to positively affect the lives of all our students."

Laveta Moore

"I have a very long title even though I have only been in this role for two years," Moore said.

A former Kennedy-King student Moore said that she got into this role because she wanted to give students a real opportunity.

"I was a student at Kennedy-King and I wanted to give the next generation of students the same opportunities that I had while attending college," Moore said. "This program has allowed me to create an atmosphere similar to what I needed to make me a successful student and give back to the place that poured so much into me."

One of the emphases of the Highway Construction Career Training Program Dawson Tech is focusing on the technical skills of the industry. However, Moore says that the transferable skills that the students gain are immeasurable.

"The transferrable skills are something that the students can walk away from the program that will benefit them not only in their careers but throughout life," Moore said. "The communications, proper responses to emails, making sure that they stay on task until completed correctly will benefit the students well beyond their time at Dawson Tech."

Moore goes on to say that the partnership with the PBC has worked particularly well. "When the students went to meet the employers, each of the organizations were very interested in all three students. The students felt like they had a connection with the employers. Each student told me that they felt as if they had built a bridge to a new set of industry mentors who can help them reach the next level of their careers." I would love to keep the partnership with the PBC going. A lot of times our students don't get real opportunities even though they meet all the requirements, did all the work and are qualified. Now through this partnership our students' skills can be combined with real opportunities which is the formula for success."

Student Engagement Initiative



Ms. Cynthia Lee Blaney | DTI Graduate June 2025
Assistant Project Coordinator | Colter Consulting, LLC
CDOT WPA Street and Alley Reconstruction Project

Cynthia Lee Blaney started her career studying music and entertainment at Bradley University. After two years she decided to change paths and entered Dawson Technical Institute's Highway Construction Career Training Program.

"Going from music to construction was a complete 180-degree flip from what I started off doing but the choice introduced me to the idea of project management and coordination," said Blaney. "Going down this career path was an accident, but it was a happy accident. Working with classmates and instructors, I learned that I have the qualities that make for a good project manager.

"I started doing career research and said to myself that this is something that I want to do. I went to the PBC Connection Session, spoke with Ray who further explained the opportunity," Blaney continued. "After a few weeks on the job and still learning the ropes, I see myself staying on this career path for the long term. I thank everyone that I have been working with for their guidance and assistance."



Mr. Jamarius Ducker | DTI Graduate June 2025
Assistant Project Coordinator | Comprehensive Construction Consulting, Inc
CDOT WPA Street and Alley Reconstruction Project

Jamarius Ducker interest in construction began with watching hours of construction and home improvement television programs with his grandmother.

"I fell in love with the construction industry by my freshman year of high school, so it was an easy decision for me to go to Dawson Tech," said Ducker. "Now with this opportunity as an Assistant Project Coordinator, I am getting into the 'nitty gritty' of construction by learning how to read drawings, ensuring that all measurements are correct and learning how to take proper construction notes while listening to everything going on around me and engaging with people in the industry.

"In school, we focused on reading information from books and watching occasional videos," Ducker continued. "With this opportunity, I have to go behind the people who just completed the work to make sure it was done correctly, all the measurements are right, and the completed task are within the appropriate industry standards."

Ducker finished by saying that "I have a lot more to learn about construction, and I am just getting started."



Mr. Daquan Stone | DTI Graduate June 2025
Assistant Project Coordinator | Rodríguez and Associates
CDOT WPA Street and Alley Reconstruction Project

Coming from Chicago's Back of the Yards community, Daquan Stone was not your typical student. He enrolled in the Dawson Technical Institute program after serving eight years as a laborer installing sewer and pipelines.

"I wanted to expand my knowledge in the construction field instead of just being in the hole all the time. I was tired of running behind people trying to get hired and I knew that with more education I could get out of the hole but I could also help build something for my community," said Stone. "I looked at the DTI program and knew that I had to start somewhere. Now that I have finished this program, I have earned this opportunity to work on the CDOT WPA Street and Alley Reconstruction Project. I never thought that I would be the guy above the hole telling the guy in the hole what needs to be done."

When I was in the hole, I was just 'go, go, go' get the job done. Now that I'm above the hole, I want the guys in the hole to 'go, go, go' and get the job done but also, I now have to ensure that everything is being done properly and safely, without cutting corners. This experience has helped me now to truly understand more aspects of the construction industry. Just because I was able to do something quickly didn't mean that I was doing it safely. This opportunity has taught me the importance of safety, the proper terminology for the work being done, and open my eyes to the vast opportunities that are available in the construction industry. This opportunity from the PBC has created a full circle experience for me."

Stone is scheduled to start his electrical education this fall to help further his career opportunities in the construction industry.



Thank you