



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
JUNE 5, 2025

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

The Administrative Operations Committee of the Public Building Commission of Chicago held a meeting on June 5, 2025, at 3:00 p.m., at the Richard J. Daley Center, 2nd floor Boardroom. The meeting was live streamed.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold Randall

Also present:

Ray Giderof, Executive Director

James Borkman
Patrice Doyle
Anne Fredd
Lisa Giderof
Rudy Manning (remote)
Patricia Montenegro
Bryant Payne (remote)
Tanya Foucher-Weekley
Mary Pat Witry

The reading of the minutes of the Administrative Operations Committee meeting held on May 7, 2025, which had been previously distributed, was dispensed with. Upon a 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 a task order award for Specialty Consultant Services for Environmental Renovation/Demolition Services to ATC Group Services, LLC, in the amount of \$88,360.80 for the Kells (George) Park Fieldhouse Project.

The Director of Procurement provided a recommendation for the appointment of a firm to provide Design-Build Services for the Kells (George) Park Fieldhouse.

The evaluation procurement process is underway for Design-Build Services. The evaluation team has shortlisted three firms from the initial submissions: Bowa Construction, Berglund Construction, and Accel Construction Services, LLC. Once the interviews and evaluations are complete, the PBC will present the

recommendation to the board.

Commissioner Randall asked for the address of the project and whether it is a new fieldhouse. The Executive Director responded that the project is in the vicinity of Chicago Avenue and Kedzie, and the Design Builder will design and build a new fieldhouse and playlot at the site.

The Director of Procurement reported on the bid opening for Contract C1623 for the Works Progress Administration (WPA) Street Reconstruction (W. 58th Street, S. Washtenaw Ave., and W. 57th Street). Seven competitive bids were received and the PBC will provide a recommendation at the upcoming board meeting.

The Director of Procurement reported on the bid opening for Contract C1624 for Works Progress Administration (WPA) Street Reconstruction (W. 89th Street, S. Central Park Avenue, and S. Holland Road). Five competitive, responsive bids were received. The PBC will provide a recommendation at the upcoming board meeting.

The Director of Procurement reported on a Joint Purchasing Request for the Utilization of the City of Chicago's agreement with Enterprise Fleet Management, Inc. for leasing automobiles. The city has provided the authority, and the PBC will enter into an agreement with Enterprise Fleet Management, Inc. The firm will provide pricing based on the PBC's needs.

Commissioner Randall asked if the PBC currently uses the firm and how many vehicles are leased. The Director of Procurement responded that the PBC currently uses the firm for the leasing of three vehicles.

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

The Executive Director reported on three Field Orders for two projects above the reporting threshold. The full Field Order Report is listed below:

Kenwood Academy Link and Mechanical Project/ General Contractor / C1602R F.H Paschen, S.N. Nielsen & Associates, LLC / Original Contract Value: \$9,985,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$9,985,000.00.

010 5/29/2025 \$38,720.00 Repair/replace existing damaged spray fireproofing on the underside of the existing roof deck in east and west mechanical penthouses in Kenwood Building C, including preparations for the existing roof decking.

Emergency Medical Services (EMS) Addition / General Contractor / C1611 Path Construction Company, Inc. / Original Contract Value: \$30,922,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$30,922,000.00.

003 5/14/2025 \$11,314.81 Provide labor, equipment and materials associated with revisions to shear wall elevations and details, plumbing revisions, HVAC revisions, fire protection revisions per ongoing coordination and clarification comments.

CDOT WPA Street Reconstruction (Fillmore) / General Contractor / C1605 MQ Sewer and Water Contractors, Inc. d/b/a MQ Construction Company / Original Contract Value: \$2,482,795.30 / Approved Change to Date: \$0.00 / Revised Contract Value: \$2,482,795.30.

004 5/14/2025 (\$159,419.25) Provide revised scope of work limits, including development of a temporary road assembly, along with omitting originally specified concrete base course, sod, tree plantings, topsoil and pavement markings in the revised area identified by CDOT.

Lincoln Square Brown Line Area Improvements/ General Contractor / C1612 F.H Paschen, S.N. Nielsen & Associates, LLC / Original Contract Value: \$8,447,005.67 / Approved Change to Date: \$0.00 / Revised Contract Value: \$8,447,005.67.

001B 5/7/2025 \$38,872.78 Provide labor, materials, and equipment associated with modifications included in the Issue for Construction (IFC) drawings and specifications, including OUC permit review comments, CDOT DEO review comments and changes and revisions to various landscaping details (including planter elevations and layout).

004 5/13/2025 \$44,800.00 Provide labor, materials and equipment to furnish and install (14) Chicago 2000 Mast Head assemblies.

The Executive Director provided a recommendation to ratify a Change Order in the credit amount of (\$57,900.00) for the CDOT Capital Program Alleys (various locations) Project. The Change Order is to deduct unused allowances at Belle Plaine (Brick Paver Allowance), Roscoe/Clark (Brick Paver Allowance), Wilson/Sunnyside (Site Work Allowance), and North Shore/Artesian (Site Work Allowance).

The Executive Director reported on regular reports, development status and other matters.

On May 14th, the PBC and the Design-Build team for the City Colleges of Chicago School of Nursing Expansion Project at Kennedy-King College presented at HACIA's May Membership meeting. During a PBC Quarterly Assist Agency Meeting, HACIA invited the PBC to present at the membership meeting. The presenters included the School of Nursing Design-Build team, Burling Builders, a Minority-Owned firm, in collaboration with BeeHyvve and JGMA, both certified Minority Business Enterprise firms.

On May 15th and May 19th, the PBC hosted virtual Community Hiring Sessions for the CDOT WPA Street Reconstruction Project on Barry Avenue.

On May 21st, the PBC hosted the 2nd Annual Connection Session at Malcolm X College. The event was very well received, with nearly 250 participants. The PBC provided updates regarding the PBC's program and upcoming opportunities.

The Executive Director thanked PBC Commissioner Jose Maldonado and the Carpenters Union for participating in the Connection Session. Assist Agencies, Sister Agencies, General Contractors, JOC firms, and Architectural firms, hosted networking tables to connect with the participants. MBE/WBE subcontractors, vendors, and suppliers also participated in the networking session.

Students and administrators from Dawson Technical Institute, the Chicago Public Schools Chicago Builds Program, and students from HACIA's Training Program attended. President Preckwinke and President Harden were also in attendance.

On May 29th, the PBC and its partners at the Chicago Department of Transportation, the Department of Planning and Development and the 35th Ward Aldermanic Office hosted a Community Engagement Stakeholder Update to discuss public space development opportunities for the Logan Square Plaza Project. The engagement sessions provide an opportunity for stakeholders to share feedback and engage with our team.

On May 29th, the PBC attended the University of Illinois Construction Summit at UIC.

At the May 13th Board Meeting, the PBC approved the appointment of three firms to provide Photo Documentation Services. A request was made at the meeting to view photographic samples of the work from the three firms. At the June 10th Board Meeting, photos will be provided to the Board to follow up on the request.

Chairman Maldonado commended Executive Director Giderof and staff for hosting the Connection Session, an important informative platform for attendees and students. Chairman Maldonado added that the event provided a great opportunity to connect with contractors trying to grow their businesses. He was grateful for the chance to provide guidance to students seeking opportunities to work in the industry. The entire leadership at the Mid-American Carpenters expressed gratitude for the opportunity to assist.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.