

Public Building Commission of Chicago



Meeting Minutes

AUGUST 12, 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 Whittley

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 AUGUST 12, 2025 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson, Chairman
Robert Castaneda
James F. Ellis, Jr.
Sean B. Harden
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Kari K. Steele – 9

Attendees present were:

Ray Giderof, Executive Director

J. Beatty	J. Joiner	F. Rico
J. Bonner	K. LaJeune	D. Slonim
J. Borkman	L. Lypson	D. Taylor
S. Boye, Jr.	R. Manning*	T. Foucher-Weekley
O. Cook	D. Melnyk	M. Witry
L. Giderof	P. Montenegro	J. Womach
G. Herrera	L. Neal	F. Yelland
G. Johnson	K. Newman	T. Yelnick
M. Johnson	B. Payne	B. Zator

*** Remote Participation**

The meeting was called to order by the Chairman and the presence of a quorum was then 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. Kenneth Newman provided

comments regarding the need for additional soccer fields and tennis courts at various locations throughout the City of Chicago.

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 July 8, 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 July 8, 2025 board meeting were unanimously approved.

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. He reported to the Commissioners that the Public Building Commission conducted four (4) Community Hiring Events since the last board meeting; namely: Malcolm X College West Campus Addition and Renovation Project at the Legler Regional Library at 115 S. Pulaski Road on July 9, 2025 and July 14, 2025 (in-person); CDOT Works Progress Administration (“WPA”) Street Reconstruction and Capital Program – Alleys (Various Locations) on July 30, 2025 and August 5, 2025 (virtual).

In addition, the Executive Director advised the Commissioners regarding the following activities and events.

- On July 17, 2025, the Public Building Commission hosted its Quarterly Assist Agency Conference, which was attended by representatives of the Chicago Cook County Workforce Partnership, Hispanic American Construction Industry Association (HACIA), CANDO Corporation, Women Construction Owners and Executives, Federation of Women Contractors and the Women’s Business Development Center. During the meeting, the Public Building Commission provided updates regarding upcoming procurement opportunities, continued support for minority and women-owned businesses and collaboration with the assist agencies as well as accessibility to the assist agencies,

contractors, vendors and suppliers. The next meeting with the Assist Agencies will be held in October 2025.

- On July 18, 2025, the Public Building Commission joined Chairman Johnson, 37th Ward Alderman Emma Mitts and other municipal partners, not for profit organizations and community residents at the “Take Back the Block Activation Event” in the Austin community.
- On July 22, 2025, Public Building Commission staff, as part of its professional development, participated in an Active Shooter Preparedness event presented by the Cybersecurity & Infrastructure Security Agency (CISA), a component of the United States Homeland Security. He noted that Public Building Commission staff has completed nearly 50 training/presentation sessions to date.
- On July 24, 2025, the Public Building Commission participated in the Illinois Hispanic Chamber of Commerce (IHCC) Networking Breakfast at the Union League Club. The event was also attended by Michael McMurray, Commissioner of the Chicago Department of Aviation, and Carlos Ramirez Rosa, Superintendent and CEO of the Chicago Park District. The focus of the Public Building Commission’s presentation was “who”, “what”, “why”, and “how”: who we are; who we collaborate with; what we do; why we do it; and how to connect with the Public Building Commission.
- On August 1, 2025, the Public Building Commission activated the Daley Plaza for the Golden Boy Promotions official ceremonial weigh-in for the Duarte vs. Sims Junior Boxing Match. The event was well attended and offered fans and media the opportunity to witness both fighters and to welcome Osca De La Hoya and his team to the City of Chicago.

- On August 6, 2025, the Public Building Commission attended the Pathways to Cook County Summit at the UIC Forum along with President Preckwinkle. This event was dynamic, collaborative and featured workshops and opportunities for networking, professional development and community engagement.

Next, the Executive Director presented the 2025 Mid-Year Review for the Public Building Commission. He reported that during the first half of 2025, the Public Building Commission completed over \$42 million in projects on behalf of its clients to support the operational needs of its partners and enhance the quality of life in communities through safe, sustainable and accessible infrastructure. He noted that the Public Building Commission's projected work in place for 2025 is currently trending up, through mid-year 2025, the PBC's Program Forecast with projects in planning, design and construction include nearly \$1.4 billion in multi-year investments under the leadership of Chairman Johnson, the Board of Commissioners and the continued collaboration with its Municipal and County partners. The report also summarized the Public Building Commission's outreach and engagement activities by its participation at various networking events and community meetings that were hosted by the Public Building Commission to provide information to community residents regarding opportunities to work on projects undertaken by the Public Building Commission.

Finally, Executive Director Giderof reported that, in the first half of 2025, the Public Building Commission expanded its student hiring initiatives to provide mentorship, career exposure and learning opportunities that inspire the next generation of leaders in the industry. In addition to the three (3) scholars from the Dawson Technical Institute who were introduced during the July 8, 2025 board meeting, Executive Director Giderof introduced Jaylan Womach, a 2023 graduate of Dr. Martin Luther King, Jr. College Prep and a participant in CPS's Chicago Builds Program. He earned his Associate's Degree in construction management from Dawson

Technical Institute in 2024. Executive Director Giderof also introduced Sam Boye, a representative of Ardmore Roderick, the firm that extended a career opportunity to this scholar. He noted that a total of eight (8) Dawson Tech graduates are currently working in the industry.

At the conclusion of the remarks and acknowledgements, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval to award Contract C1627 for the Chicago Department of Transportation (CDOT) Capital Program – Alleys at Various Locations Package #6 (the “Project”). Executive Director Giderof advised the Commissioners that on July 10, 2025, the Public Building Commission invited all contractors to bid on the Project. On August 7, 2025, sealed bids were received from four (4) contractors. Following a review of the bid documents, it was recommended that Contract C1627 be awarded to Capitol Cement Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8791

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1627, Chicago Department of Transportation (CDOT) Capital Program – Alleys at Various Locations Package #6 (the “Project”).

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Capitol Cement Company, Inc.	\$5,101,264.50	\$4,809,472.17
The Bowa Group, Inc.	\$5,284,272.24	\$5,020,058.63
Sumit Construction Company, Inc.	\$5,579,535.00	\$5,267,081.04
MW Sewer & Water Contractors, Inc. dba MQ Construction Company	\$6,626,909.60	\$6,255,802.66

WHEREAS, the bid of Capitol Cement Company, Inc. was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Capitol Cement Company, Inc. has advised the Commission that the surety on the performance and payment bond

to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company of America, corporate surety, authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract C1627 be awarded to Capitol Cement Company, Inc. and that Travelers Casualty and Surety Company of America, the proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby awards to Capitol Cement Company, Inc. Contract C1627 for the Chicago Department of Transportation (CDOT) Capital Program – Alleys at Various Locations Package #6 pursuant to the terms thereof for the contract price of \$5,101,264.50 (including Contingency and Allowances) and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. C1627, subject to the completion and delivery to the Commission of said form of bond by Capitol Cement Company and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$5,101,264.50 (including Contingency and Allowances) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Sax, and
Kari Steele - 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to award Contract C1628 for the Works Progress Administration (“WPA”) Street Reconstruction (W. Bryn Mawr Avenue – Knox/W. Bryn Mawr Avenue - Lawler Avenue) Project (the “Project”). Executive Director Giderof advised the Commissioners that on July 8, 2025, the Public Building Commission

invited all contractors to bid on the Project. On August 5, 2025, sealed bids were received from four (4) contractors. Following a review of the bid documents, it was recommended that Contract C1628 be awarded to MYS Incorporated. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8792

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1628, Works Progress Administration (“WPA”) Street Reconstruction (W. Bryn Mawr Avenue – Knox/W. Bryn Mawr Avenue - Lawler Ave.) Project (the “Project”).

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
MYS Incorporated	\$3,960,531.41	\$3,738,741.65
MQ Sewer & Water Contractors, Inc. dba MQ Construction Company	\$4,285,459.15	\$4,045,473.44
Bowa Group, Inc.	\$4,524,200.44	\$4,297,990.42
Sumit Construction Company, Inc.	\$5,411,841.92	\$5,152,073.51

WHEREAS, the bid of MYS Incorporated was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, MYS Incorporated has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Western Surety Company, corporate surety, authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract C1628 be awarded to MYS Incorporated and that Western Surety Company, the proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby awards to MYS Incorporated Contract C1628 for the Works Progress Administration (“WPA”) Street Reconstruction (W. Bryn Mawr Avenue – Knox/W. Bryn Mawr Avenue Lawler Ave.) Project pursuant to the terms thereof for the contract price of \$3,960,531.41 (including Contingency and Allowances) and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. C1628, subject to the completion and delivery to the Commission of said form of bond by MYS Incorporated and Western Surety Company, as surety, in the principal amount of \$3,960,531.41 (including Contingency and Allowances) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Sax, and
Kari Steele - 9

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman