

PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
DECEMBER 3, 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 December 3, 2025, at 1:00 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
 Tanya Foucher-Weekley
 Lisa Giderof
 Gabriela Herrera, Neal and Leroy
 Rudy Manning (remote)
 Patricia Montenegro
 Bryant Payne (remote)
 Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held on November 6, 2025, which had been previously distributed, was dispensed with. Upon 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 to Terracon Consultants, Inc. in the amount of \$19,324.92 for the City Colleges of Chicago School of Nursing Project.

The Director of Procurement reported on the recommendation to appoint firm(s) to provide Construction Signage Services to the Public Building Commission of Chicago.

On September 4, 2025, the PBC issued a Request for Proposals for project Construction Signage Services. The services include production, delivery and installation of project and related construction signage.

On September 23, 2025, a pre-submission conference was held, and on October 7th, three proposals were received.

An Evaluation Committee comprised of representatives from PBC's user departments and subject matter experts reviewed the proposals. All three firms were asked to submit additional information to the committee. After a comprehensive review of all submitted materials, the PBC recommends the appointment of the following two firms.

1. Cross Rhodes Reprographics, d/b/a Cross Rhodes Print and Technologies, a certified Minority Business Enterprise firm.
2. Springer Blue Print Service, Inc.

Both firms demonstrated the necessary technical competence, qualified personnel; proven past performance, and references. They affirmed their commitment to the PBC's Minority and Women-Owned Business Enterprise goals and agreed to negotiated pricing.

If awarded, a task order-based Master Term Agreement will cover an initial three-year term, with the option to extend the contract for up to two additional one-year periods for a not-to-exceed amount of \$100,000.00.

Next the Director of Procurement reported on the recommendation to appoint firm(s) to provide Construction Document Printing and Online Hosting Services to the Public Building Commission of Chicago.

On October 20, 2025, the PBC issued a Request for Proposals for Construction Document Printing and Online Hosting Services.

On November 5, 2025, a pre-submission conference was held, and on November 21, 2025, two proposals were received.

The services include high-quality construction blueprint and online hosting services. Printing can include blueprints, Request for Proposals (RFP's) , and contract documents, and other related materials.

An Evaluation Committee comprised of representatives from PBC's user departments and subject matter experts reviewed the proposals. After a comprehensive review of all submitted materials, the PBC recommends the appointment of two firms;

1. National Reprographics, Inc. d/b/a BluEdge
2. Springer Blue Print Service, Inc.

Both firms demonstrated technical competence, financial capacity, strong references and a commitment to negotiated pricing. Additionally, each firm committed to attempt to engage Minority and Women Owned Business Enterprise firms in the execution of the project.

If awarded, a task order-based Master Term Agreement with an initial term of three years, and the option to extend for up to two additional one-year periods. The total contract value will not exceed \$100,000.00.

Commissioner Randall requested clarification regarding online hosting services. In response, the Director of Procurement explained that beyond issuing procurements and posting Request for Proposals on the PBC's

website, the PBC aims to ensure that all construction related documents - including technical specifications, addenda, and other project materials – are accessible not only to the contractors and bidders but also to the PBC Assist Agencies. To facilitate this, the PBC collaborates with vendors to host an online plan room, which serves as a centralized repository for project documentation that is available to the PBC's Assist Agencies.

The Director of Procurement presented the Construction Manager (CM) Guaranteed Maximum Price (GMP) Report for various projects. As Initial GMP's are amended, staff provide updated Construction Manager Reports to the Administrative Operations Committee. Following a review of each project's scope, schedule, budget and other relevant factors, staff negotiated the current GMP's. The last CM Report was issued in October 2024. Since that time, GMP's for three projects have been updated, and one new project has been added.

- North Park Village, Chapel Building F, PS3078, Amendment #1 GMP \$1,661,722.51
- North Park Village, Gymnastics Center Building B, PS3076, Amendment #1 GMP \$1,600,000.00.
- Pershing Center Building Upgrades, PS3071, Amendment #1 GMP \$19,386,864.29.
- Malcolm X College West Campus Addition and Renovations, PS3089, Initial GMP \$13,833,537.28

Commissioner Randall noted that the amendments reflect significant changes from the initial GMP's and requested clarification regarding the nature of the changes.

The Executive Director explained that the Fleet and Facility Management (2FM) projects fall under the funding authority granted to the PBC through the Intergovernmental Agreement (IGA), totaling \$250 million. At the onset, the PBC was authorized to provide feasibility design and engineering services. Using North Park Village as an example, the Executive Director described how, following feasibility assessments, the PBC's partners at 2FM directed the reallocation of funds to other buildings within the project group that required additional work or repairs, due to discovered conditions during the feasibility phase. This flexible approach allows the PBC to work with partners to reallocate funding based on evolving facility needs.

Additionally, the Executive Director addressed the Pershing Road East Project. After completing the feasibility study, PBC's partners at 2FM, reallocated funds from the east building to other facilities in order to expand the scope and address repairs identified during the study.

The Director of Procurement noted that when the PBC appoints the Construction Manager or the Design Builder, it commits to providing regular project updates throughout the duration of the work. As the projects progress and near completion, the GMP may be amended to reflect final costs.

Next, the Director of Procurement reported on the Design Build (DB) Guaranteed Maximum Price Report for various projects. The DB Report was last presented at the October 2024 meeting. There are no updates to the previously reported GMP amounts and two new Design Build Projects have been added.

- City Colleges of Chicago School of Nursing Project, PS3092, Initial GMP \$8,179,620.00
- Kells (George) Fieldhouse Project, PS 3096, Initial GMP \$12,307,656.48

Commissioner Randall asked if a brand-new fieldhouse is being built. Staff confirmed that a new fieldhouse will be built in the vicinity of Chicago and Kedzie.

The Director of Procurement provided a recommendation to approve an amendment for Design Architect Services (Contracts PS2048A-C) to FGM Architects, Inc., Legat Architects, Inc, and SMNG-A, Ltd. This amendment extends the term of the agreement through December 31, 2026.

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

The Executive Director reported that no Field Orders exceed the reporting threshold. The full Field Order Report is listed below:

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 / Revised Contract Value: \$8,447,005.67.

017	11/6/2025	\$10,696.40	Furnish labor, materials, and equipment to remove and restore, as required, the planter railing and concrete curb adjacent to the existing catch basin at the northeast side of Lincoln and Leland.
024	10/31/25	\$19,844.00	Furnish labor, materials and equipment to remove and dispose of pre-existing rails and existing concrete base underneath.
026	11/21/2025	\$20,268.59	Furnish labor, materials, and equipment to remove and properly dispose of concrete base, curb and asphalt pavement section and restore concrete base, curb and install new concrete ramp according to revised drawings for the pavement connection between alley and the parking lot.

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.

007	11/25/2025	\$13,822.02	Furnish labor, materials and equipment associated with site plan revisions, including removal and disposal of existing asphalt and excavation material in existing parking lot, and associated required backfill and asphalt installation.
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The Executive Director recommended ratification of the following Change Orders.

- A credit Change Order totaling (\$565,000.00) for the CDOT Capital Program Alleys (various locations) Package 3, reflecting the deduction of unused Commission Contract Contingency and unused Site Allowance across all locations.
- A credit Change Order totaling (\$82,321.60) for the Sauganash Elementary School Annex II and Renovations, to deduct unused Commission Contract Contingency.

The Executive Director provided updates on regular reports, development status and other matters as follows.

On November 19, 2025, the Public Building Commission hosted a Quarterly Update meeting with Alderman Emma Mitts and representatives from the Department of Fleet and Facility Management regarding the Emergency Medical Services Addition Project located at 701 North Kilbourn. The PBC continues to hold regular quarterly meetings with both Aldermen Mitts and Ervin.

On November 20, 2025, the PBC hosted a Stakeholder Update Meeting with Alderman Burnett and representatives from the Chicago Park District to discuss the Kells Park Fieldhouse Project located at 726 North Kedzie Avenue. The PBC remains committed to keeping stakeholders informed and will continue to provide project updates throughout the project lifecycle.

At the December Board Meeting, the Executive Director will share the *4th Quarter Constructive News You Can Use* Newsletter.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.