

Public Building Commission of Chicago



Meeting Minutes

DECEMBER 9, 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 DECEMBER 9, 2025 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
Robert Castaneda
James F. Ellis, Jr.
Sean B. Harden
Jose G. Maldonado, Jr.
Arnold Randall
Kari K. Steele
David Todd Whittley – 8

Attendees present were:

Ray Giderof, Executive Director

J. Beatty	J. Joiner	L. Neal
G. Blakemore	Ge Johnson	B. Payne
J. Borkman	Gi Johnson	M. Robinson
C. Coleman	K. LaJeune	T. Foucher-Weekley
P. Doyle	L. Lypson	R. Williams
L. Giderof	R. Manning*	M. Witry
G. Herrera	P. Montenegro	

* Remote

The meeting was called to order by Chairman Johnson and the presence of a quorum was established. Chairman Johnson then advised that a public participation period would be 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. George Blakemore provided comments regarding a proposed item on the board agenda and an alleged personal attack that had occurred.

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 November 12, 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 November 12, 2025 board meeting were unanimously approved.

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations Committee held on December 3, 2025. The Administrative Operations Committee report is summarized as follows:

The Director of Procurement provided the following reports:

- A task order award for Environmental Renovation/Demolition Specialty Consultant Services to a previously appointed firm.
- The recommendation of firms to provide services for Construction Signage and Construction Document Printing and Online Hosting to the PBC.
- Construction Manager and Design-Build Guaranteed Maximum Price (GMP) Reports for various projects.
- Approval of an amendment for Design Architect Services to FGM Architects, Inc., Legat Architects, Inc. and SMNG-A, Ltd.

The Executive Director reported that there were no Field Orders exceeding the reporting threshold and recommended the ratification of Change Orders in a credit amount of (\$565,000.00) for the CDOT Capital Program Alleys Package 3 Project, and in the credit amount of (\$82,321.60) for the Sauganash Elementary School Annex II and Renovations Project. The Executive Director also provided updates on various outreach opportunities.

The AO Committee accepted the recommendations and reports from the PBC representative.

A copy of the Task Order Report is attached hereto as **Exhibit "A"**.

A copy of the Construction Manager Guaranteed Maximum (GMP) Report is attached hereto as **Exhibit "B"**.

A copy of the Design Build Guaranteed Maximum Price (GMP) Report is attached hereto as **Exhibit "C"**.

Following consideration, and upon motion duly made and seconded, the following resolutions were adopted.

RESOLUTION NO. 8809

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves and ratifies the amendments to professional services agreements as indicated on the document entitled, “Proposed Amendment Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “D”**.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Arnold Randall,
Kari K. Steele and David Todd Whitley – 8

Commissioners voting in the negative:

None

RESOLUTION NO. 8810

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Change Order as indicated on the document entitled, “Summary Report of Change Orders for PBC Board Meeting” and attached to the minutes of this meeting as **Exhibit “E”**.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Arnold Randall,
Kari K. Steele and David Todd Whitley – 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of firms to provide Construction Signage Services to the Public Building Commission. Executive Director Giderof advised the Commissioners that on September 4, 2025, the Public Building Commission issued a Request for Proposals (RFP) for Construction Signage Services to furnish, produce, deliver and install construction signage for Public Building Commission projects on an as-need basis. Three (3) proposals were received in response to the RFP and reviewed by an Evaluation Committee based on the following criteria: technical competence and experience of Key Personnel; past performance; references; pricing; commitment to MBE/WBE participation and plans to achieve the stated goals; financial capacity; and overall responsiveness to the solicitation. Following review of all submitted materials, the Evaluation Committee recommended the appointment of the following two (2) firms: Cross Rhodes Reprographics d/b/a Cross Rhodes Print & Technologies (MBE Firm); and Springer Blue Print Service, Inc. Upon approval, a master term agreement for an initial three (3) year period, with the option at the Commission's sole discretion to extend the contract for up to two (2) additional one (1) year periods, will be negotiated by staff with each firm to provide Construction Signage Services. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8811

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of the following firms to provide Construction Signage Services to the Public Building Commission: Cross Rhodes Reprographics d/b/a Cross Rhodes Print & Technologies (MBE Firm); and Springer Blue Print Service, Inc. pursuant to a Master Term Agreement to be negotiated with each firm for a not-to-exceed amount of \$100,000.00.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Arnold Randall,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of firms to provide Construction Document Printing and Online Hosting Services to the Public Building Commission. Executive Director Giderof advised the Commissioners that on October 20, 2025, the Public Building Commission issued a Request for Proposals (RFP) for Construction Document Printing and Online Hosting Services to provide cost-effective, high quality, construction blueprint and online hosting services to the Public Building Commission projects on an as-need basis. Two (2) proposals were received in response to the RFP and reviewed by an Evaluation Committee based on the following criteria: technical competence and experience of Key Personnel; past performance; references; pricing; commitment to MBE/WBE participation and plans to achieve the stated goals; financial capacity; and overall responsiveness to the solicitation. Following review of all submitted materials, the Evaluation Committee recommended the appointment of the following two (2) firms: National Reprographics, Inc. d/b/a BluEdge; and Springer Blue Print Service, Inc. Upon approval, a master term agreement for an initial three (3) year period, with the option at the Commission's sole discretion to extend the contract for up to two (2) additional one (1) year periods, will be negotiated by staff with each

firm to provide Construction Document Printing and Online Hosting Services. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8812

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of the following firms to provide Construction Documentation Printing and Online Hosting Services to the Public Building Commission: National Reprographics, Inc. d/b/a BluEdge; and Springer Blue Print Service, Inc. pursuant to a Master Term Agreement to be negotiated with each firm for a not-to-exceed amount of \$100,000.00.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Arnold Randall,
Kari K. Steele and David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. He advised the Commissioners regarding the following Public Building Commission activities and events that have occurred since the last board meeting:

- On November 19, 2025, and December 8, 2025, the Public Building Commission hosted quarterly update meetings with Alderman Emma Mitts and Alderman Jason Ervin, respectively. The meetings, which also included representatives of the Department of

Fleet and Facility Management, provided updates regarding the Emergency Medical Services Addition project located at 701 N. Kilbourn.

- On November 20, 2025, the Public Building Commission and the Chicago Park District hosted a stakeholder project update meeting with Alderman Burnett regarding the Kells (George) Park Fieldhouse project located at 726 N. Kedzie Avenue. Further meetings are planned in support of the commitment to keep stakeholders informed on a regular basis.
- Executive Director Giderof then presented the Public Building Commission external newsletter entitled, “Constructive News You Can Use”. The newsletter highlights progress made by the Public Building Commission Team during the final quarter of the year and the impact and success of hosting pre-submission conferences for upcoming projects. The newsletter also featured two industry awards that represent the importance of continued investments in communities and collective approach to responsible public development. The newsletter also included an article entitled "Behind the Build – Jaylan Womack” which featured Jaylan’s work as an Assistant Project Coordinator supporting the CDOT WPA Street Reconstruction Projects.
- The Executive Director expressed appreciation to Chairman Johnson and the Commissioners for their leadership, courage and guidance of the Public Building Commission during the past year. Special thanks were extended to Bryant Payne, Chief Communications Officer and his team for assembling and preparing the Newsletter and all of the Public Building Commission’s communications. Finally, Executive Director Giderof extended holiday greetings to the Chairman, Commissioners and all in attendance at the meeting.

At the conclusion of the remarks and acknowledgements, the report by the Executive Director was accepted. Chairman Johnson extended greetings on behalf of the Public Building Commission.

The final item on the agenda was consideration of approval of an Undertaking Request from the City of Chicago for the Department of Water Management (DWM) and the Office of Budget and Management (OBM) for the Department of Water Management New Operations Facility. The Executive Director advised the Commissioners that DWM and OBM have requested approval of an Undertaking Budget for the proposed New Operations Facility located at 4825 West Lawrence Avenue (the "Project"). The Project will include a new operations facility and associated site improvements in support of DWM's programming. The scope of services to be provided by the Public Building will include, but is not limited to, planning, due diligence, design, pre-construction, procurement, construction, closeout and associated management services. A Partial Undertaking in the amount of \$2,000,000 was previously approved. The amount of Undertaking Budget is \$55,000,000, inclusive of the \$2,000,000 Partial Undertaking Budget previously approved. The Executive Director acknowledged Commissioner Randy Conner and his Team at DWM for their partnership on this important project. The Project will proceed pursuant to the 2021 Master Intergovernmental Agreement (IGA) between the Public Building Commission and the City of Chicago. Funding for the Project will be coordinated by OBM. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8813

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Undertaking Request from the Department of Water Management and the Office of Budget Management for the proposed Department of Water Management New Operations Facility located at 4825 West Lawrence Avenue for an Undertaking Budget of \$55,000,000 inclusive of the \$2,000,000 Partial Undertaking Budget previously approved.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to undertake such actions and execute such documents, upon approval by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Mayor Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Arnold Randall,
Kari K. Steele and David Todd Whitley – 8

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



December 9, 2025

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

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

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2023, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Environmental Renovation/Demolition Services, among others. In November 2023, the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in this category among others.

In November 2023, a random lottery by category was conducted to establish the rotation to accommodate the recent addition of firms. As services are required, the rotation determines the firm to which a request for pricing is issued. Proposals are reviewed and evaluated for experience, expertise of staff, capacity, past performance, plan of action proposed, and pricing. Upon approval, PBC staff issues a task order against the successful firm's term contract.

Staff respectfully submit the attached report of the recent Specialty Consultant Service task order awards.

Sincerely,

James L. Borkman
Director of Procurement

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Chicago Regional Council of Carpenters

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Corinthian Temple Church of (Christ

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Laborers' Local 1001

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Assistant Treasurer



Task Orders Awarded against Term Contracts

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

December 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation/Demolition	\$ 19,324.92
		\$ 19,324.92

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
City Colleges of Chicago School of Nursing	Environmental Renovation/Demolition	Consulting	Terracon Consultants		\$ 19,324.92



EXHIBIT A.

November 19, 2025

VIA EMAIL: Heather.Eckard@terracon.com

Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

Heather Eckard
Terracon Consultants, Inc.
650 West Lake Street, Suite 420
Chicago, IL 60661

RE: Contract / Task Order
Number: 03730-PS30811-001
Project Number and Name: 03730 City Colleges of Chicago School of Nursing
Services: Environmental Renovation/Demolition
User Agency: The Board of Trustees of Community College District No. 508

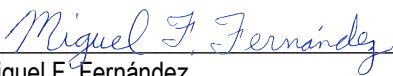
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS30811 for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Terracon Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Terracon Consultants, Inc.'s Task Order proposal, dated November 7, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:


<u>\$16,104.10</u>	Not-To-Exceed Fee for Basic Services as described in Attachment B – Schedule of Cost
<u>\$3,220.82</u>	Not-To-Exceed Contingency to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$19,324.92** for Environmental Renovation/Demolition Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernández
Senior Procurement Coordinator

11/19/2025
Date



James L. Borkman
Director of Procurement

11/19/2025
Date



Recommendation of Award - Environmental Reno/Demo Services

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

November 12, 2025

DATE:

To: James Borkman
Director of Procurement

From: Justin Cafferty
Senior Design Manager

Distribution: Miguel Fernandez
03730-03-04-04-01

Subject: Recommendation of Award
CCC School of Nursing
Terracon
Environmental Renovation/Demolition Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Terracon** who has been pre-qualified to provide Environmental Renovation/Demolition, Design and Construction Oversight Services as required at the above named Project. We have reviewed the proposal submitted to perform the following environmental reno/demo services:

1. Asbestos Containing Materials (ACM) Survey;
2. Lead Based Paint (LBP) Survey;
3. Hazardous Materials Survey;
4. ACM Abatement Project Management and Air Sampling;
5. LBP Abatement Project Management, Air Sampling and Clearance Sampling;

On November 7, 2025, **Terracon** submitted a proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$16,104.10, to complete the scope of work and \$3,220.82 in contingency costs, for a total proposed amount of \$19,324.92.

Based on the review, we recommend that **Terracon** be selected to complete the work, due to the following:

- They are capable and have performed Services for similar projects.
- Provided a clear understanding of the project requirements;
- Project management and staffing plan;
- Provided fair and reasonable pricing;
- They have extensive experience in the activities described in the RFP;
- They are a PBC pre-qualified specialty consultant to perform these services;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

Terracon should be assigned a Task Order, in the not-to-exceed amount of **\$16,104.10 with \$3,220.82 in contingency, for a total of \$19,324.92.**

End of Memorandum



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

BOARD OF COMMISSIONERS

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 Assistant Secretary
- TANYA FOUCHER-WEEKLEY**
 Assistant Treasurer

December 9, 2025

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO BOARD OF COMMISSIONERS

Re: Construction Manager Report

Honorable Chairman and Commissioners:

On September 11, 2018, the Board of Commissioners of the Public Building Commission of Chicago ("PBC Board") approved a partial undertaking to plan, design, and commence pre-construction activities in order to develop a final scope, schedule, and budget for eight school annex projects in the amount of \$145,350,000.

On October 1, 2018, the PBC Board approved a partial undertaking to plan, design, and commence pre-construction activities in order to develop a final scope, schedule and budget for twelve capital projects in the amount of \$228,240,000.

On December 11, 2018, the PBC Board approved the appointment of the below Construction Managers for Construction Management at Risk Services:

- Decatur Classical Elementary School
- Dirksen Elementary School
- McDade Classical Elementary School
- Palmer Elementary School
- Poe Elementary Classical School
- Rogers Elementary School
- Berglund Construction Company
- Paschen Bowa (MBE) Joint Venture
- Paschen Bowa (MBE) Joint Venture
- Blinderman ALL (MBE) JV
- Berglund Construction Company
- Henry Bros. Co.

On February 13, 2019, the PBC Board approved the appointment of the below Construction Managers for Construction Management at Risk Services:

- Charles A. Prosser Career Academy Renovations
- Rickover High School Education Program
- Waters Elementary School Annex and Renovations
- Kenwood Academy High School Renovations
- Josephine Locke Elementary School Renovations
- Joseph Lovett Elementary School Renovations
- George Henry Corliss High School Renovations
- George Washington High School Renovations
- Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities
- Bulley & Andrews, LLC
- Henry Bros. Co.
- Gilbane Building Company
- Gilbane Building Company
- Berglund Construction Company
- Blinderman All Masonry (MBE) JV
- F.H. Paschen, S.N. Nielsen & Associates
- Ujamaa Construction, Inc. (EBE/MBE)
- Bowa Construction (MBE)

On October 6, 2021, November 18, 2021, and August 1, 2022, the Board of Commissioners of the Public Building Commission of Chicago ("PBC Board") approved revised partial undertakings to plan, design, and commence pre-construction activities in order to develop a final scope, schedule, and budget for various AIS projects for a total not to exceed the amount of \$80,299,998.94.

On April 25, 2022, the PBC Board approved the appointment of the below Construction Managers for Construction Management at Risk Services:

- | | |
|---|------------------------------|
| • Juvenile Intervention and Support Center | Henry Bros. Co. |
| • Pershing Road East Building Upgrades | All Construction Group (MBE) |
| • Pershing Road Center Building Upgrades | All Construction Group (MBE) |
| • Pershing Road West and Tunnel Upgrades | All Construction Group (MBE) |
| • Lakeview Health Center | Henry Bros. Co. |
| • North Park Village Gymnasium Building B Upgrades | All Construction Group (MBE) |
| • North Park Village Administration Building C Upgrades | All Construction Group (MBE) |
| • North Park Village Chapel – Building F Upgrades | All Construction Group (MBE) |

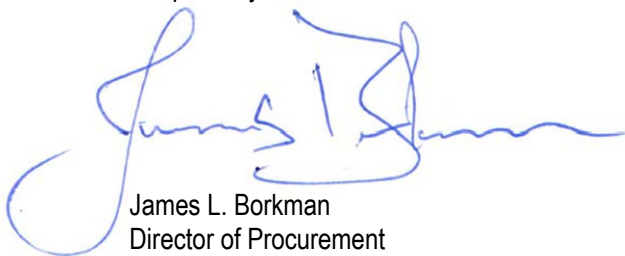
On June 22, 2023, the PBC Board approved a Partial Undertaking to plan, design, and commence pre-construction activities on behalf of the City Colleges of Chicago for the Malcolm X College Westside Learning Center Addition. The Partial Undertaking was approved in the amount of \$9,500,000.00. On March 12, 2024, the PBC Board approved a Revised Undertaking in the amount of \$15,000,000.00 to finalize the plan, design, scope and schedule for the project.

On May 14, 2024, the PBC Board approved the appointment of GMA Construction Group (GMA), an MBE Firm, to provide Construction Management at Risk Services for the Malcolm X College Westside Learning Center and Additions Project.

After reviewing scope, schedule, budget and other Project factors, staff have negotiated a Guaranteed Maximum Price (GMP) for various services.

Staff respectfully submit the attached updated Construction Manager Report showing those projects with an updated GMP highlighted by a green border.

Respectfully,



James L. Borkman
Director of Procurement



Construction Manager Report

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

Dec-25

Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP	Amendment 5 GMP
Decatur Classical School Annex & Renovations	PS3021A	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$11,655,853.24	\$ 20,750,000.00	\$ 22,389,600.00	\$ 22,066,015.00	\$ 21,216,772.83	
McDade Classical School Annex & Renovations	PS3021C	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$7,850,000.00	\$ 12,605,000.00	\$ 12,994,910.00	\$ 12,597,801.98		
Palmer Elementary School Annex & Renovations	PS3021D	Chicago Public Schools	Blinderman Construction	Construction Manager Services	Dec-18	\$9,200,000.00	\$ 17,800,000.00	\$ 18,390,450.00	\$ 18,018,515.00	\$ 17,832,278.39	
Poe Classical School Annex & Renovations	PS3021E	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$6,000,000.00	\$ 13,978,000.00	\$ 15,010,250.00			
Rogers Elementary School Annex & Renovations	PS3021F	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Dec-18	\$10,100,000.00	\$16,160,000.00	\$ 16,879,926.00	\$ 16,407,835.59		
Dirksen Elementary School Annex & Renovations	PS3021B	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$18,000,000.00	\$ 29,000,000.00	\$ 32,139,100.00	\$ 32,370,405.00	\$ 32,070,564.22	\$ 32,727,104.67
Waters Elementary School Annex & Renovations	PS3025I	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$7,400,000.00	\$ 22,780,000.00	\$ 24,632,390.00	\$ 24,650,357.83		
Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities	PS3025A	Chicago Public Schools	BOWA	Construction Manager Services	Feb-19	\$3,160,000.00	\$ 7,300,000.00	\$ 7,643,050.00	\$ 7,479,338.56		
Charles A. Prosser Career Academy Renovations	PS3025F	Chicago Public Schools	Bulley & Andrews	Construction Manager Services	Feb-19	\$11,300,000.00	\$ 12,550,000.00	\$ 12,633,000.00	\$ 12,681,200.00		
Rickover High School Education Program	PS3025G	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Feb-19	\$14,600,000.00	\$ 17,619,489.34	\$ 25,116,698.00	\$ 26,579,675.00	\$ 26,713,871.29	
George Henry Corliss High School Renovations	PS3025B	Chicago Public Schools	F.H. Paschen	Construction Manager Services	Feb-19	\$7,410,000.00	\$ 16,170,000.00	\$ 16,720,000.00	\$ 16,209,072.00	\$ 15,983,875.84	
Kenwood Academy High School Renovations	PS3025C	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$3,800,000.00	\$ 10,760,000.00	\$ 11,434,000.00	\$ 11,981,175.00	\$ 12,301,709.72	\$ 12,588,971.48
Josephine Locke Elementary School Renovations	PS3025D	Chicago Public Schools	Berglund Construction	Construction Manager Services	Feb-19	\$6,329,632.13	\$ 23,500,000.00	\$ 24,160,000.00	\$ 24,605,176.49		
Joseph Lovett Elementary School	PS3025E	Chicago Public Schools	Blinderman/ALL JV	Construction Manager Services	Feb-19	\$1,600,000.00	\$ 817,375.14				
George Washington High School Renovations	PS3025H	Chicago Public Schools	Ujamaa Construction, Inc.	Construction Manager Services	Feb-19	\$6,400,000.00	\$10,200,000.00	\$10,168,685.00	\$ 10,090,062.98	\$ 9,841,631.20	

Dec-25

Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP	Amendment 5 GMP
Lakeview Health Center	PS3075	2FM - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$959,660.00	\$ 1,088,499.14				
North Park Village (NPV) Chapel - Building F	PS3078	2FM - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$732,180.00	\$1,661,722.51				
North Park Village (NPV) Gymnastics Center - Building B	PS3076	2FM - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$755,375.00	\$1,600,000.00				
North Park Village (NPV) Administration - Building C	PS3077	2FM - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,195,475.00					
Juvenile Intervention and Support Center	PS3069	2FM - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$850,600.00	\$1,133,127.85				
Pershing Road West Building and Tunnel Upgrades	PS3072	2FM - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$9,552,255.00					
Pershing Center Building Upgrades	PS3071	2FM - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$8,342,010.00	\$19,386,864.29				
Pershing East Building Upgrades	PS3070	2FM - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,502,035.00	\$125,994.54				
Malcolm X College (MXC) West Campus Addition and Renovations	PS3089	City Colleges of Chicago	GMA	Construction Manager Services	May-24	\$13,833,537.28					



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

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December 9, 2025

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO BOARD OF COMMISSIONERS

Re: Design Build Agreement Report

Honorable Chairman and Commissioners:

On July 17, 2018, the Board of Commissioners of the Public Building Commission of Chicago ("PBC Board") approved an Undertaking to plan with Chicago Fire Department, and Department of Assets, Information and Systems (formerly known as 2FM), the scope and schedule in the amount of \$30,000,000 for Engine Company 115 located at 1024 West 119th Street.

On October 1, 2018, the PBC Board approved a Partial Undertaking to plan, design, and commence pre-construction activities in order to develop a final scope, schedule and budget for twelve capital projects in the amount of \$228,240,000 which included the Hancock Replacement School located at 5437 West 64th Place.

On March 19, 2019, the PBC Board approved three actions detailed below:

1. Approved a revised Partial Undertaking in the amount of \$82,000,000 for the Hancock Replacement School
2. Approved the appointment of KRM/ALL (MBE) Joint Venture to provide Design-Build Services for the Hancock Replacement School.
3. Approved the appointment of UJAMAA/Trice (MBE/EBE) JV to provide Design-Build Services for Engine Company 115

On September 10, 2020, the PBC Board approved an undertaking design and construction of various outdoor training elements for City of Chicago's first responders, and to develop the scope and schedule in the amount of \$20,000,000 for the Joint Public Safety Training Campus Phase 2, located at 4443 West Chicago Avenue.

On October 1, 2020, Approval of a Formulation Request for Phase 1A of the Joint Public Safety Training Campus (JPSTC Phase 1A) in the amount of \$250,000, located at 4301 West Chicago Avenue. On February 9, 2021, the PBC Board approved an undertaking of \$7,000,000 for the development of JPSTC Phase 1A.

On October 6, 2021, the PBC Board approved the following actions below:

1. A revised undertaking of \$33,000,000 for JPSTC Phase 2
2. A revised undertaking of \$15,500,000 for JPSTC Phase 1A
3. Approved the appointment of Berglund Brown & Momen (MBE) to provide Design-Build Services for JPSTC Phase 2
4. Approved the appointment of Bowa Construction (MBE) to provide Design-Build Services for JPSTC Phase 1A

On April 11, 2023, the PBC Board approved the following actions below:

1. A revised undertaking of \$39,680,000 for JPSTC Phase 2
2. A revised undertaking of \$17,950,000 for JPSTC Phase 1A

On April 8, 2024, the PBC Board approved an Undertaking to plan, design, and commence pre-construction activities to develop a final scope, schedule and budget on behalf of the City Colleges of Chicago for their School of Nursing Expansion at Kennedy-King College located at 6301 South Halsted Street. This Undertaking was approved in the amount of \$10,000,000.00.

On December 10, 2024, the PBC Board approved the following actions below:

1. Approved the appointment of Burling Builders, Inc. to provide Design-Build Services for the City Colleges of Chicago School of Nursing

On October 1, 2024, the PBC Board approved an Undertaking to Chicago Park District for the Kells Park Fieldhouse Project located at 3201 West Chicago Avenue. The Undertaking was approved in the amount of \$17,000,000.00. On June 10, 2025, the PBC Board approved a Revised Undertaking in the amount of \$17,400,000.00 to account for the additional request by the Chicago Park District to procure Fixtures, Furniture and Equipment (FF&E).

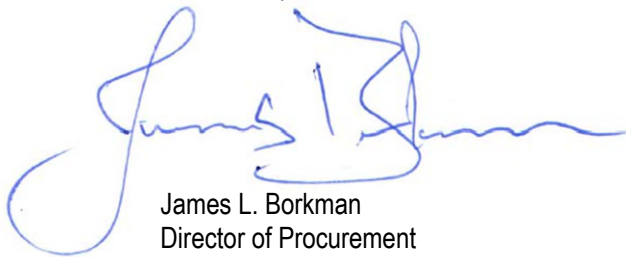
On June 10, 2025, the PBC Board approved the following action below:

1. Approved the appointment of the BOWA Group, Inc., an MBE Firm, to provide Design-Build Services for the Kells (George) Park Fieldhouse

After reviewing scope, schedule, budget and other Project factors, staff has negotiated a Guaranteed Maximum Price (GMP) for various services.

Staff respectfully submit the attached updated Design Build Report showing those projects with an updated GMP highlighted by a green border.

Respectfully,



James L. Borkman
Director of Procurement



Design Build Report

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

Dec-25

Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP	Amendment 5 GMP
Hancock Replacement School	PS3022	Chicago Public Schools	KRM/ALL Joint Venture	Design Build Services	Mar-19	\$36,516,786.00	\$ 74,035,000.00	\$ 75,658,605.00	\$ 73,472,975.00	\$ 72,310,222.15	
Engine Company 115	PS3020	City of Chicago (2FM)	Ujamaa/Trice JV	Design Build Services	Mar-24	\$10,716,936.00	\$ 21,674,405.00	\$ 22,345,675.00	\$ 23,779,450.45		
Joint Public Safety Training Campus - Phase 1A	PS3056	City of Chicago (2FM)	Bowa Construction	Design Build Services	Oct-21	\$12,235,815.00	\$ 15,611,507.08				
Joint Public Safety Training Campus - Phase 2	PS3057	City of Chicago (2FM)	Berglund/Brown & Momen JV	Design Build Services	Oct-21	\$22,800,000.00	\$ 30,107,500.00	\$ 36,047,199.98			
City Colleges of Chicago School of Nursing	PS3092	City Colleges of Chicago	Burling Builders	Design Build Services	Dec-24	\$ 8,179,620.00					
Kells (George) Park Fieldhouse	PS3096	Chicago Park District	Bowa Construction	Design Build Services	Jun-25	\$ 12,307,656.48					

EXHIBIT D.
Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
December 3, 2025

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
1	Program Wide	Multiple	PS2048A-C AM007	Design Architect Services	<p>This amendment extends the term of the following program-wide Agreements through December 31, 2026. Task Orders to be issued on a Project-specific basis.</p> <ol style="list-style-type: none"> 1. FGM Architects, Inc. (PS2048A) 2. Legat Architects, Inc. (PS2048B) 3. SMNG-A Ltd (PS2048C) <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$5,000,000.00	\$0.00	\$5,000,000.00

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – DECEMBER 9, 2025
CHANGE ORDER REPORT

EXHIBIT E.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
 December 9, 2025

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED CONTRACT CHANGES	CURRENT CONTRACT VALUE <small>(Including Previously Approved Changes)</small>	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
Chicago Department of Transportation (CDOT) Capital Program Alleys (Various Locations) - Package 3 Project Manager: Robert Ochi	C1620	Sumit Construction Company, Inc.	\$3,204,888.46	\$0.00	\$3,204,888.46	(\$565,000.00)	\$2,639,888.46	-17.63%
Sauganash ES Annex II and Renovations 6040 N. Kilpatrick Avenue Project Manager: Robert Owens	C1601	Tyler Lane Construction	\$26,123,953.00	(\$298,749.69)	\$25,825,203.31	(\$82,321.60)	\$25,742,881.71	-1.46%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Chicago Department of Transportation Capital Program Alleys

(Various Locations) – Package 3

November 19, 2025*

Sumit Construction Co., Inc.
4150 W. Wrightwood Avenue
Chicago, IL 60639

CHNG	BULL	CONTRACT NUMBER C1620	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,204,888.46
NUM		APPROVED CHANGE ORDERS	(\$0.00)
ADJUSTED CONTRACT PRICE TO DATE			\$3,204,888.46
001	1620-001	Deduct unused Commission's Contract Contingency (All Locations). Other.	(\$415,000.00)
001	1620-002	Deduct unused Sitework Allowance (All Locations). Other.	(\$150,000.00)
TOTAL CHANGE ADDITION			(\$565,000.00)
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$2,639,888.46

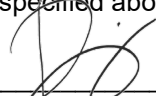
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1620 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.


Resolution Number _____

*Ratified at Next Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:



 Reviewed By



 Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Sauganash ES Annex II and Renovations

6040 N. Kilpatrick Avenue

December 2, 2025*

Tyler Lane Construction
8700 West Bryn Mawr Avenue
Chicago, Illinois 60631

CHNG	BULL	CONTRACT NUMBER C1601	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$26,123,953.00
NUM		APPROVED CHANGE ORDERS	(\$298,749.69)
ADJUSTED CONTRACT PRICE TO DATE			\$25,825,203.31
002	1601-073	Deduct unused Commission's Contract Contingency. Other.	(\$82,321.60)

TOTAL CHANGE ADDITION (\$82,321.60)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$25,742,881.71


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1601 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

*Ratified at Next Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:



 Reviewed By



 Executive Director