

**PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
JANUARY 8, 2026**

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 January 8, 2026, 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
Lisa Giderof
Gabriela Herrera, Neal and Leroy
Rudy Manning (remote)
Patricia Montenegro
Tanya Foucher-Weekley
Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held on December 3, 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 Carnow, Conibear & Associates, Ltd., M/WBE firm, in the amount of \$23,682.00 for the Sherman Branch Library Repairs and Renovation Project. Task order awards for Surveyor Services to Weaver Consultants Group North Central, LLC in the amount of \$4,000.00 for the DFSS Bronzeville Regional Senior Center and to American Surveying & Engineering, Ltd. in the amount of \$152,913.82 for the Title II Transition Plan.

The Director of Procurement provided an update on the appointment of a firm to provide Design-Build Services for the Bronzeville Regional Senior Center Project.

In September of 2025, the PBC issued a Notice of Intent for Design-Build Services for the project. The Phase I Request for Proposals was released on October 2, 2025, followed by a well-attended pre-submission conference on October 14, 2025, at the Charles A. Hayes Family Investment Center.

On November 4, 2025, eight proposals were received. An Evaluation Committee shortlisted five firms to submit Phase II proposals, and interviews with these firms are currently underway. Following consensus from the evaluation committee, the Executive Director will present a recommendation at the upcoming PBC Board meeting.

Commissioner Randall asked whether the PBC has previously built senior centers and what features will be included in the facility. The Executive Director stated that this is the first recent senior center and the PBC is excited to support the city on this project. The senior center will also serve as a wellness hub and include elevators, a warming kitchen, a theatre room, a workout room, multi-use spaces, outdoor courtyards, and more. This will be a flagship senior center for the city, and there is significant community enthusiasm surrounding the project.

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

The Executive Director reported on two Field Orders 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: \$188,212.19 / Revised Contract Value: \$10,173,212.19.

- 016 12/24/2025 \$102,493.05 Furnish labor, materials and equipment required to implement detail clarifications issued by AOR.
- 018 12/24/2025 \$26,208.60 Furnish labor, materials and equipment to provide revisions to CMU details for 2nd floor link concrete slab tie-in.

CDOT WPA Street Reconstruction (S. Oakley Avenue – Garfield Boulevard) / General Contractor / C1618 Sumit Construction Co., Inc. / Original Contract Value: \$4,466,128.50 / Approved Change to Date: \$0.00 / Revised Contract Value: \$4,466,128.50.

- 004 12/8/2025 \$3,434.40 Furnish labor, materials, and equipment associated with removal/replacement of sidewalk related to existing adjacent tree roots.

FPDCC Metal Buildings – McGinnis Field Station/ General Contractor / C1613 Accel Construction Services Group, LLC / Original Contract Value: \$1,908,230.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$1,908,230.00.

- 003 1/5/2026 \$3,682.50 Furnish labor, materials, and equipment associated with repair and replacement of an existing well head cap.

The Executive Director recommended ratification of a Change Order in the amount of \$188,212.19 for the Kenwood Academy Link and Mechanical Project for labor, materials and equipment for work associated with Bulletin 1. Issue for construction revisions, including General, Civil, Landscaping, Demolition, Architectural, Mechanical and Plumbing disciplines.

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

On December 16th, the PBC attended a Subcontractor Outreach Event hosted by Bowa Construction for the Kells (George) Park Fieldhouse Project. The meeting was held at Joshua Missionary Baptist Church, located at 3255 West Carroll Avenue. Minority and Business Enterprise firms attended to learn more about subcontracting opportunities for the project

Upcoming on January 29th, in coordination with 45th Ward Alderman James Gardiner and the Department of Water Management, the PBC will host a Pre-Submission Conference for Design-Build Services for the Department of Water Management New Operations Facility, located at 4825 West Lawrence Avenue.

The conference will be held at the Copernicus Center located at 5216 West Lawrence Avenue.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.