`Public Building Commission of Chicago

Meeting Minutes

MARCH 10, 2026

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 MARCH 10, 2026 at 2:30 P.M.

The following Commissioners were present:

Mayor Brandon Johnson
Robert Castaneda
Sean B. Harden
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Kari K. Steele - 7

Attendees' present were:

Ray Giderof, Executive Director

J.	Beatty	J.	Jackson	B.	Payne
G.	Blakemore	J.	Joiner	W.	Porter
C.	Blaney	K.	LaJeune	F.	Rico
J.	Borkman	Z.	Leigh	D.	Taylor
C.	Coleman	L.	Lypson	T.	Foucher-Weekley
P.	Doyle	R.	Manning*	R.	Williams
L.	Giderof	D.	Rattray-Mattis	M.	Witry
G.	Herrera	K.	Newman		

* 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. Executive Director Giderof summarized the public comment guidelines which include the following: (1) the public comment period provides an opportunity for participants to share their comments with the Board of Commissioners; (2) participants must register at least two (2) hours in advance and are allowed two (2) minutes to provide comments; (3) all public

comments must be limited to issues of concern before the Board of Commissioners or its Committees; (4) remarks of a personal nature directed toward a member of the Board of Commissioners, employees of the Public Building Commission or any individual will not be tolerated; and (5) conduct or behavior that is not respectful or in violation of the Public Building Commission's anti-harassment policy will not be tolerated.

The following individuals had registered to provide comments during the public participation period: Jessica Jackson; Zoe Leigh; and Kenneth Newman. Jessica Jackson provided comments regarding the impact of the Malcolm X College project and other new projects on the ownership of property in various communities. Zoe Leigh provided comments regarding jobs and manufacturing in various communities and the need for new leadership. Kenneth Newman provided comments on the need for upgraded and additional athletic facilities in 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 January 13, 2026. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the January 13, 2026 board meeting were unanimously approved.

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations Committee held on March 5, 2026. The Administrative Operations Committee report is summarized as follows:

> The Director of Procurement presented one task order award for Environmental Renovation/Demolition Specialty Consultant Services and two task order awards for Material Testing Services.
>
> The Director of Procurement reported on the assignment of a Professional Service Agreement for Server Migration and Network Services to the PBC.

The Executive Director reported on two Field Orders and recommended the ratification of Change Orders as follows:

- Kenwood Academy Link and Mechanical Project in the amount of $51,550.45.
- Dett Elementary School Annex and Renovation Project in the credit amount of ($208,693.18).
- CDOT WPA Street Reconstruction Projects at East 109th Street, South Hoyne and Harding Avenues, and East 102nd Street in the credit amount of ($833,000.00) and at South Central Park Avenue and East 91st Street in the credit amount of ($577,762.64).
- CDOT Capital Program Alleys Package 3, at various locations, in the credit amount of ($153,498.28).

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".**

Following consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 8816

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Change Orders 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 "B".**

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,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall and
Kari K. Steele - 7

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of the acquisition of Synapse Networks, Inc. ("Synapse Network") by Synapse Tech, LLC. ("Synapse Tech"). The Executive Director advised the Commissioners that, effective January 1, 2026, Synapse Tech acquired the business operations and assets of Synapse Networks, which is the current consultant under Contract PS1996 with the Public Building Commission for Server Migration and Maintenance Services. As the successor to Synapse Networks, Synapse Tech has agreed to adopt and comply with all terms and conditions of existing Contract PS1996, retain all existing employees of Synapse Networks without disruption or interruption, and to continue to provide services to the Public Building Commission with all required insurance and other contract requirements. Thereupon, the Executive Director recommended that the Board of Commissioners approve the acquisition of Synapse Networks by Synapse Tech. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 8817

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of Synapse Networks, Inc. by Synapse Tech, LLC and the continued provision of server migration services by Synapse Tech, LLC under the terms and conditions of Contract Number PS1996 between the Public Building Commission and Synapse Networks, Inc.

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,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall and
Kari K. Steele – 7

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 January 28, 2026, the PBC hosted an Aldermanic Update meeting with 16th Ward Alderman Stephanie Coleman, the City Colleges of Chicago and the Burling Builders Design Build team regarding the School of Nursing project at Kennedy King College. The project, located at 63rd and Halsted, involves the conversion of the existing Second Floor Library into a nursing program.

  Through the PBC student hiring initiative, the design builder for the School of Nursing project hired Antoine Young, a CPS Chicago Builds Program graduate who will soon graduate from Dawson Tech Institute and is an alumnus of Gwendolyn Brooks College Prep Academy. The PBC is pleased to see this Chicago Builds graduate and Dawson Tech Scholar begin working on the Program.

- On January 29, 2026, in partnership with the Department of Water and the 45th Ward, Alderman James Gardner, the Public Building Commission hosted a Pre-Submission Conference for Design Build Services for the Water Department's new operations facility located at 4825 W. Lawrence Avenue. The Pre-Submission Conferences provided information to those interested in actively pursuing procurement opportunities for the project. The Pre-Submission

Conference attracted over 80 participants and resulted in the receipt of multiple responses for this procurement.

- On February 25, 2026, the Public Building Commission celebrated the 100th anniversary of Black History Month by joining together for an inspirational presentation from performance artist, professional poet, and writer Umguchi, who read a passage from her latest book and performed a traditional Nigerian song. Special thanks were extended by the Executive Director to Public Building Commission staff for their efforts in organizing the program.
- On March 4, 2026, the Public Building Commission attended the Annual Membership Awards Gala to support one of its assist agencies, the African American Contractors Association. The Gala was held at the South Shore Cultural Center and provided information regarding procurement opportunities to work on PBC projects. The Executive Director noted that the next Assist Agency Conference will be held on March 24, 2026.
- On March 5, 2026, as part of the Public Building Commission's ongoing Student Hiring Initiative, the Design Build Team of BOWA/FGM hosted a student career outreach event for the Kells Park Fieldhouse project. The outreach event was conducted at the Salvation Army Freedom Center located at 825 North Christiana Avenue. Students and scholars from Walter Payton Colleg Prep High School and from Dawson Tech Institute attended and were provided information about career paths in the Architecture and Construction industries. The students and scholars also participated in a case study regarding the various stages of project development from design through construction.

- Also on March 5, 2026, the United States Army Corps of Engineers hosted the National Environmental Policy Act (NEPA) Public Meeting for the Morgan Shoal Revetment Reconstruction Project. The NEPA public meeting was held at Kennicott Park located at 4434 South Lake Park Avenue. Representatives from the Public Building Commission, the Chicago Park District along with the Chicago Department of Transportation attended the meeting to support the United States Army Corps of Engineers in its presentation. In addition, Commissioner Randall and Commissioner Ellis attended the meeting. The Executive Director extended special thanks to Commissioner Randall, Commissioner Ellis, the Chicago Park District, Chicago Department of Transportation and the entire United States Army Corps of Engineers team for their continued partnership.
- On May 14, 2026, the Public Building Commission will host its Annual Connection Session at Malcolm X College. The event will provide attendees with information regarding upcoming Public Building Commission procurement opportunities, encourage industry-wide networking among Contractors and Professional Service Providers, Assist Agencies and M/WBE firms, subcontractors, vendors and suppliers with a focus on the PBC's Student Hiring Initiative.
- Finally, the Executive Director extended an acknowledgement of the Celebration of Women's History Month.

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

The final item on the agenda was consideration of approval of a Revised Undertaking Request from the City Colleges of Chicago for the Malcolm X College West Campus Addition

and Renovation Project located at 4624 West Madison Street (the "Project"). The Executive Director advised the Commissioners that the City Colleges has submitted an amended resolution which provides authority for a Revised Undertaking of $19,500,000 based on the current scope, schedule and budget associated with the confirmed construction and professional services for the Project, including work required for the addition and renovation of the existing facility. The Project will proceed under the 2023 Master Intergovernmental Agreement between the Public Building Commission and City Colleges, with funds to be identified and coordinated by City Colleges. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8818

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Revised Undertaking Request from the City Colleges of Chicago for the Malcolm X College (MXC) West Campus Addition and Renovations Project located at 4624 W. Madison Street in the amount of $19,500,000 inclusive of the 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,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall and
Kari K. Steele - 7

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

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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Public Building Commission

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Assistant Treasurer

March 10, 2026

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

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, Construction Material Testing and Inspection 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

EXHIBIT A.

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

March 2026

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation/Demolition	$ 9,085.52
2	Material Testing	$ 67,697.50
		$ 76,783.02

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
City Colleges of Chicago School of Nursing	Environmental Renovation/Demolition	Consulting	Terracon Consultants, Inc.		$ 9,085.52
Kenwood Academy Link and Mechanical Project	Material Testing	Consulting	ATC Group Services d/b/a Atlas Technical		$ 24,735.00
FPDCC Metal Buildings (Tinley and McGinnis)	Material Testing	Consulting	Princeton Technical Services, Inc.	MBE	$ 42,962.50

EXHIBIT A.

PUBLIC BUILDING COMMISSION OF CHICAGO

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

February 2, 2026 VIA EMAIL: Heather.Eckard@terracon.com

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

RE:

Contract / Task Order Number:	03730-PS3081I-002
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 PS3081I 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 revised Task Order proposal, dated January 19, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

$9,085.52 Additional Services as described in Attachment B – Schedule of Cost – LBP Design and Construction Oversight

The value of this Task Order is a not-to-exceed fee of **$9,085.52** 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
Miguel F. Fernández
Senior Procurement Coordinator

02/02/2026
Date

James L. Borkman
James L. Borkman
Director of Procurement

02/02/2026
Date

EXHIBIT A.

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

DATE: January 28, 2026

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 - Task Order 02

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 as part of Task Order 02:

1. LBP Abatement Project Management, Air Sampling and Clearance Sampling
2. LBP Specifications Modifications
3. LBP Drawings
4. Meetings
5. Submittals Reviews

On January 19, 2026, **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 $9,085.52, to complete the scope of work and $0 in contingency costs, for a total proposed amount of $9,085.52.

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 02, in the not-to-exceed amount of **$9,085.52 with $0 in contingency, for a total of $9,085.02.**

End of Memorandum

EXHIBIT A.

PUBLIC BUILDING COMMISSION OF CHICAGO

Richard J. Daley Center
50 West Washington Street
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Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

January 15, 2026 Via E-Mail: craig.j.wilson@oneatlas.com

Craig Wilson
ATC Group Services d/b/a Atlas Technical
1815 South Meyers Road, Suite 1050
Oakbrook, Terrace, Illinois 60181

RE:

Contract / Task Order Number:	05326-PS3085A-002
Project Number and Name:	05326 Kenwood Academy Link and Mechanical Project
Services:	Construction Material Testing & Inspection
User Agency:	Board of Education of the City of Chicago

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3085A for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and ATC Group Services d/b/a Atlas Technical. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of ATC Group Services d/b/a Atlas Technical revised Task Order proposal dated January 5, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

$24,735.00	Fee for additional Construction Material Testing & Inspection Services – In the following divisions Masonry, Metals, Thermal and Moisture Protection, Finishes, and Exterior Improvements

The value of this Task Order is a lump sum fee of **$24,735.00** for Construction Material Testing & Inspection 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 — **01/15/2026**
Miguel F. Fernández — Date
Senior Procurement Coordinator

01/15/2026
James L. Borkman — Date
Director of Procurement

EXHIBIT A.

Recommendation of Award

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

Date: January 7, 2026

To: James Borkman
Director of Procurement

From: Robert Owens
Project Manager

Distribution: Miguel Fernandez
05326-03-04-07-01

Subject: Recommendation of Award
Kenwood Academy Link & Mechanical Project
PBC Project No. 05326
ATC Group Services LLC, dba Atlas Technical Consultants, LLC
Construction Material Testing and Inspection Services (Additional Services)

On January 5, 2026, **ATC Group Services LLC, dba Atlas Technical Consultants, LLC. (Atlas)**, submitted a lump sum proposal for Additional Services as required at the above-named Project. The amount for this Additional Services contract is being issued as a lump sum amount of **$24,735.00**. The submitted proposal has been reviewed to perform Construction Material Testing and Inspection for the following services:

A. Division 04 – Masonry
B. Division 05 – Metals
C. Division 07 – Thermal and Moisture Protection
D. Division 09 – Finishes
E. Division 32 – Exterior Improvements

Based on a review of the proposal, it is recommended that **Atlas** be selected to complete the work, based on the following:

- Atlas was awarded the initial Task Order (05326-PS3085A-001) for the above-named Project on June 12, 2024;
- Atlas has a clear understanding of the project requirements as listed in the RFP Scope of Work;
- Atlas has extensive experience in the activities described in the RFP;
- Atlas is capable and has performed Services for similar projects;
- Atlas provided Project management and staffing plan;
- Atlas has provided fair and reasonable pricing;
- Atlas is a PBC pre-qualified specialty consultant to perform these services.

Atlas should be issued a Task Order, in the lump sum amount of **$24,735.00,** to complete these services.

End of Memorandum

EXHIBIT A.

PUBLIC BUILDING COMMISSION OF CHICAGO

Richard J. Daley Center
50 West Washington Street
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www.pbcchicago.com

Chairman
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Mayor
City of Chicago

Executive Director
RAY GIDEROF

January 14, 2026 Via E-Mail: thughes@princetontechnical.com

Timothy Hughes
Princeton Technical Services, Inc.
2945 W. Harrison Street
Chicago, IL 60607 1Z0R999FYW01311260

RE:	**Contract / Task Order Number:**	15070-PS3085E-001
	Project Number and Name:	15070 CIP - FPDCC Metal Buildings (Tinley and McGinnis)
	Services:	Construction Material Testing & Inspection
	User Agency:	Forest Preserve District of Cook County

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3085E for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Princeton Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Princeton Technical Services, Inc.'s revised Task Order proposal, dated October 27, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

$42,962.50	Fee for Construction Material Testing & Inspection Services as described in Attachment B Schedule of Cost

The value of this Task Order is a lump sum fee of **$42,962.50** for Construction Material Testing & Inspection 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 — **01/14/2026**
Miguel F. Fernández — Date
Senior Procurement Coordinator

01/14/2026
James L. Borkman — Date
Director of Procurement

EXHIBIT A.

Recommendation of Award – Construction Material Testing and Inspection Services

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

Date: December 18, 2025

To: James Borkman
Director of Procurement

From: Randy Williams
Project Manager

Distribution: Miguel Fernandez
Kerl Lajeune
15070-03-04-07-01

Subject: Recommendation of Award
Project #15070
Princeton Technical Services
Materials Testing Services

On May 5, 2025, the Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Princeton Technical Services to provide Construction Materials Testing and Inspection Services for the above-referenced project. The requested services include testing and inspection for the following divisions:
• Division 03 – Concrete
• Division 07 – Thermal and Moisture Protection
• Division 31 – Earthwork
• Division 32 – Exterior Improvements

The project, located at McGinnis Field Station – 13700 S. 110th Avenue, Orland Park, IL, includes the construction of a new metal storage building, site improvements, electrical service upgrades, and minor renovations to existing field and lab buildings.

On May 12, 2025, Princeton Technical Services submitted a proposal in response to the RFP. The proposal included a detailed cost breakdown, technical scope, personnel qualifications, insurance certificates, and MBE/WBE documentation. Total Lump Sum Amount: $42,962.50

Based on the review of the proposal, we recommend that Princeton Technical Services be selected to complete the work, based on the following:
• Demonstrated capability and experience in performing materials testing and inspection services on PBC projects;
• Clear understanding of the project scope and testing requirements;
• Qualified team, including certified inspectors and licensed Professional Engineer;
• Competitive and reasonable pricing structure;
• Prequalified specialty consultant in good standing with PBC; and
• Commitment to comply with the PBC's MBE/WBE participation goals.

Princeton Technical Services should be issued a Task Order in the lump sum amount of $42,962.50 to complete the Construction Materials Testing and Inspection Services for the FPDCC Metal Buildings (McGinnis) project.

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – MARCH 10, 2026

CHANGE ORDER REPORT

EXHIBIT B.

PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
March 10, 2026

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** (Including Previously Approved Changes)	**REPORTED CHANGE ORDERS***	**ADJUSTED CONTRACT VALUE** (Including Approved Current Proposed Change Orders)	**APPROVED BOARD CHANGES %** (of Original Contract)
Kenwood Academy Link and Mechanical Project 5015 S. Blackstone Avenue Project Manager: Robert Owens	C1602R	F. H. Paschen, S.N. Nielsen & Associates, LLC	$9,985,000.00	$188,212.19	$10,173,212.19	$51,550.45	$10,224,762.64	2.40%
Dett Elementary School Annex & Renovation Project 2131 W. Monroe Street Project Manager: Robert Ochi	C1604	K. R. Miller Contractors, Inc.	$30,522,000.00	($74,113.88)	$30,447,886.12	($208,693.18)	$30,239,192.94	-0.93%
Works Progress Administration ("WPA") Street Reconstruction (East 109th Street / South Hoyne Avenue / South Harding Avenue / East 102nd Street) Project Manager: Robert Ochi	C1616	Sumit Construction Co., Inc.	$5,156,287.27	$0.00	$5,156,287.27	($833,000.00)	$4,323,287.27	-16.16%
CDOT Capital Program Alleys (Various Locations) - Package 3 Project Manager: Robert Ochi	C1620	Sumit Construction Co., Inc.	$3,204,888.46	($565,000.00)	$2,639,888.46	($153,498.28)	$2,486,390.18	-22.42%
Works Progress Administration ("WPA") Street Reconstruction (South Central Park Avenue and East 91st Street) Project Manager: Robert Ochi	C1608	Sumit Construction Co., Inc.	$2,857,018.00	($100,000.00)	$2,757,018.00	($577,762.64)	$2,179,255.36	-23.72%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Kenwood Academy Link and Mechanical Project

5015 S. Blackstone Avenue

February 18, 2026*

F. H. Paschen, S.N. Nielsen & Associates LLC
5515 N. East River Road
Chicago, IL 60656

CHNG ORDR NUM	BULL NUM		
		CONTRACT NUMBER C1602R	
		ORIGINAL CONTRACT PRICE	$9,985,000.00
		APPROVED CHANGE ORDERS	$226,834.62
		ADJUSTED CONTRACT PRICE TO DATE	**$10,211,834.62**
003	1602R-014	Provide labor, material and equipment for additional site signage and pavement markings at the North, Central and South Parking lots (Client Directive).	$12,928.02

TOTAL CHANGE ADDITION	$12,928.02
ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$10,224,762.64**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1602R 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

File: 05326-03-08-14-08
CO_PBC_ContractCO_C1602RNo014_20260218

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Kenwood Academy Link and Mechanical Project

5015 S. Blackstone Avenue

January 9, 2026*

F. H. Paschen, S.N. Nielsen & Associates LLC
5515 N. East River Road
Chicago, IL 60656

CHNG ORDR NUM	BULL NUM		
		CONTRACT NUMBER C1602R	
		ORIGINAL CONTRACT PRICE	$9,985,000.00
		APPROVED CHANGE ORDERS	$188,212.19
		ADJUSTED CONTRACT PRICE TO DATE	**$10,173,212.19**
002	1602R-013	Provide labor, materials and equipment for revisions for the new sewer connection. Error or Omission (User Agency AOR).	$38,622.43

TOTAL CHANGE ADDITION	$38,622.43
ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$10,211,834.62**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1602R 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

File: 05326-03-08-14-08
CO_PBC_ContractCO_C1602RNo013_20260109

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Dett Elementary School Annex and Renovation

2131 W. Monroe Street

February 27, 2026*

K.R. Miller Contractors, Inc.
5513 N. Cumberland, Suite 707
Chicago, Illinois 60656

CHNG ORDR NUM	BULL NUM	**CONTRACT NUMBER C1604**	
		ORIGINAL CONTRACT PRICE	$30,522,000.00
		APPROVED CHANGE ORDERS	($74,113.88)
		ADJUSTED CONTRACT PRICE TO DATE	**$30,447,886.12**
002	1604-062	Deduct Unused Commission's Contract Contingency. Other.	($208,693.18)
		TOTAL CHANGE ADDITION	($208,693.18)
		ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$30,239,192.94**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1604 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

File: 05445-03-08-14-08
CO_PBC_ContractCO_C1604No062_20260227

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Works Progress Administration ("WPA") Street Reconstruction

(East 109th Street / South Hoyne Avenue / South Harding Avenue / East 102nd Street)

January 22, 2026*

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

CHNG ORDR NUM	BULL NUM	**CONTRACT NUMBER C1616**	
		ORIGINAL CONTRACT PRICE	$5,156,287.27
		APPROVED CHANGE ORDERS	($0.00)
		ADJUSTED CONTRACT PRICE TO DATE	**$5,156,287.27**
001	1616-001	Deduct unused Sitework Allowance (All Locations). Other.	($100,000.00)
001	1616-002	Deduct unused Commission's Contract Contingency (All Locations). Other.	($733,000.00)
		TOTAL CHANGE ADDITION	($833,000.00)
		ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$4,323,287.27**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1616 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

File: 22312-22313-22314-22329-03-08-14-08
CO_PBC_ContractCO_C1616No001No002_20260122

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Chicago Department of Transportation Capital Program Alleys

(Various Locations) – Package 3

January 27, 2026*

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

CHNG ORDR NUM	BULL NUM	**CONTRACT NUMBER C1620**	
		ORIGINAL CONTRACT PRICE	$3,204,888.46
		APPROVED CHANGE ORDERS	($565,000.00)
		ADJUSTED CONTRACT PRICE TO DATE	**$2,639,888.46**
002	1620-003	Reconciled Schedule of Prices (All Locations). Other.	($153,498.28)

TOTAL CHANGE ADDITION	($153,498.28)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$2,486,390.18**

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

File: 22901-22906-03-08-14-08
CO_PBC_ContractCO_C1620No003_20260127

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Works Progress Administration ("WPA") Steet Reconstruction

(South Central Park Avenue and East 91st Street)

February 9, 2026*

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

CHNG ORDR NUM	BULL NUM	**CONTRACT NUMBER C1608**	
		ORIGINAL CONTRACT PRICE	$2,857,018.00
		APPROVED CHANGE ORDERS	($100,000.00)
		ADJUSTED CONTRACT PRICE TO DATE	**$2,757,018.00**
002	1608-004	Reconciled Schedule of Prices (both locations). Other.	($408,971.53)
002	1608-005	Deduct Unused Commission's Contract Contingency (both locations). Other.	($168,791.11)
		TOTAL CHANGE ADDITION	($577,762.64)
		ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$2,179,255.36**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1608 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

File: 22830 and 22682-03-08-14-08
CO_PBC_ContractCO_C1608No004No005_20260209