

PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
April 7, 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 April 7, 2026, at 2:00 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
 Jordan Briggs, Neal and Leroy
 Lisa Giderof
 Bryant Payne (remote)
 Tanya Foucher-Weekley
 Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held March 5, 2026, 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 Arcadis U.S., Inc. in the amount of \$319,030.20 for the Title II Transition Plan Project. The Director also reported on task order awards for Construction Material Testing Services to ATC Group Services d/b/a Atlas Technical, in the amount of \$24,148.00, for the Forest Preserve District of Cook County Beaubien Woods Boat Launch Restrooms and Utilities Project; and to SEECO Consultants, Inc., in the amount of \$21,375.00, for the Chicago Public Safety Headquarters Project.

The Director of Procurement reported on the acquisition of CCS International, Inc., a cost-estimating service provider to the PBC. CCS International, Inc. was acquired by Consertus, Inc. and has since changed its name to CCS International, LLC.

In 2018, the PBC executed a task order-based Master Agreement with CCS International, Inc. to provide cost estimating services. Following the acquisition, the firm now operates as CCS International, LLC. The Director of Procurement reported that under the new structure, CCS International, LLC. will continue providing services to PBC with no changes to personnel, day-to-day operations, or the quality of services. The PBC has completed due diligence reviews of CCS International, LLC. PBC staff requests the Board's approval of the assignment of the existing professional services agreement to CCS International, LLC.

Commissioner Randall asked whether the firm was formerly a minority business enterprise and whether its status change would change following the acquisition. The Director of Procurement responded that it is his understanding that new entity is not a minority business enterprise but has committed to utilizing certified firms when possible. Commissioner Randall then asked if the PBC has other firms that also provide cost estimating services. The Executive Director responded that the PBC has four firms that provide these services.

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: \$244,066.09 / Revised Contract Value: \$10,229,066.09.

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| 020 | 3/2/2026 \$24,647.70 | Provide labor, materials and equipment associated with design revisions required from fire alarm system connectivity and compatibility among the new link and existing buildings. |
| 021 | 3/09/2026 \$48,000.70 | Furnish labor, materials and equipment associated with design modifications associated with identified conditions related to ADA compliance, CPS construction standards and discovered conditions, including: shroud exposed ductwork in trainer's room; provide storm/vent pipe enclosures; partition wall revisions; paint exposed storm piping at 1 st floor Kenwood vestibule; furnish and install guardrail at cross-bracing; furnish 1-hour rated assembly at mechanical shaft, floor transition revisions from link to existing Canter 2 nd floor; wall board partition revisions at new CMU infill at 1 st and 2 nd floor Canter vestibule transitions. |
| 022 | 3/19/2026 \$27,049.70 | Provide labor, materials and equipment to replace the top section of an existing collapsed catch basin with precast structure, and design revisions associated with the interior and exterior expansion joints. |

CDOT Capital Program Alleys (Various Locations) Package 6 / General Contractor / C1627 – Capitol Cement Company, Inc. / Original Contract Value: \$5,101,264.50 / Approved Change to Date: \$0.00 / Revised Contract Value: \$5,101,264.50.

001 3/09/2026 \$0 Time of Completion modifications in coordination with CDOT. Revised Substantial Completion date for West 16th Street (May 29, 2026); West Argyle Street (April 27, 2026) and West Greenleaf Avenue (May 29, 2026).

FPDCC Beaubien Woods Boat Launch Restrooms and Utilities / General Contractor / C1614 Meru Corporation / Original Contract Value: \$2,078,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$2,078,000.00.

001 3/20/2026 \$837.23 Provide labor, materials, and equipment to provide revisions associated with the Issue for Construction (IFC) drawings, including OUC permit review comments, including modifications to the water service profile at the existing storm sewer crossing and trench footing detail for the prefabricated building.

002 3/20/2026 \$34,916.56 Provide labor, materials and equipment to provide a septic system for design and installation at this location in lieu of the originally specified holding tank system, per review and coordination with PFDCC, CDPH and IDPH.

003A 3/20/2026 \$52,103.95 Provide labor, materials, and equipment to provide modifications to site utility electrical scope of work in coordination with ComEd service agreement.

The Executive Director provided a recommendation to ratify the following Change Orders:

- A Change Order in the amount of \$4,303.45 for the Kenwood Academy Link and Mechanical Project to provide labor, material, and equipment for revised exterior ramp design and foundation revisions.
- A Change Order in the amount of \$142,829.01 for the Forest Preserve District of Cook County Restroom Rehabilitation Districtwide – Busse Woods and Dan Ryan Woods to provide labor, materials and equipment for revisions associated with existing water pressure tanks at (8) specific locations in Busse Woods, including replacement of existing water pressure tanks at specified locations, along with specified plumbing pipe and materials. The Executive Director responded that yes, due to conditions the old tanks required replacement.

Commissioner Randall inquired whether the water pressure tanks at Busse Woods were replaced because of findings identified during site inspections. The Executive Director confirmed this and added that the associated plumbing piping was also replaced with the new assembly, or that a replacement was made for the existing assembly as needed.

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

On March 18th, the PBC attended the Department of Procurement Services' 2026 City of Chicago Construction Summit at the UIC Forum. The event provided an excellent opportunity for the PBC and its partners to share the status of current and upcoming work.

The PBC joined the Department of Procurement Services in a panel discussion alongside Commissioner Randy Connor from the Department of Water Management, Deputy Commissioner Frank Grimaldi from the Department of Aviation, and Commissioner Craig Turner, from the Department of Transportation. The Executive Director thanked DPS Chief Procurement Office Sharla Roberts for hosting the event.

On March 18th, the PBC, in partnership with 7th Ward Alderman Gregory Mitchell, CDOT, the Chicago Park District, Milhouse Engineering and Construction, Inc., and WSP USA, hosted a community meeting at the Adam Clayton Powell Jr., Paideia Academy. The meeting focused on the feasibility study assessing restoration improvements along the Lake Michigan Shoreline between 71st to 75th Streets. It provided community members with an opportunity to learn about the project, offer feedback, and engage directly with the project team.

On March 19th, the PBC hosted a quarterly update meeting with Alderman Jason Ervin. Representatives from the Department of Fleet and Facility Management and Path Construction participated, and discussions centered on the Emergency Medical Services Addition Project located at 701 North Kilbourn.

On March 24th, the PBC hosted its 9th Quarterly Assist Agency Conference. Representatives from the Illinois State Black Chamber of Commerce, U.S. Minority Contractors Association, Women Construction Owners and Executives, the Hispanic American Construction Industry Association, the Chicago Minority Supplier Development Council, UNIDOS in Construction and HIRE360 attended. PBC provided information on upcoming procurement opportunities, continued support for minority and women-owned businesses, and ongoing collaboration with the Assist Agencies. The PBC remains committed to being accessible to the Assist Agencies and their membership, which includes contractors, vendors, and suppliers, particularly MBE and WBE firms. The next Assist Agency Conference is scheduled for June 23, 2026.

On March 26th, the PBC attended a community meeting in partnership with Third Ward Alderman Pat Dowell and the Burling Builders Design-Build team regarding the new Chicago Department of Family and Support Services (DFSS) Bronzeville Regional Senior Center Project. The meeting was held at Mt. Pisgah Missionary Baptist Church located at 4622 South King Drive, with a follow-up meeting scheduled for April 29, 2026.

On March 31st, an in-person Community Hiring event was held at Kennedy King College (6301 S. Halsted St.) for the City Colleges of Chicago School of Nursing Project, with an additional virtual community hiring session taking place today.

The Third Annual Connection Session scheduled for May 14, 2026, at Malcolm X College. The event will provide attendees with information on the PBC's upcoming opportunities and encourage industry networking with contractors, professional service providers, Assist Agencies, and MBE/WBE firms, subcontractors, vendors, and suppliers. The event will also highlight the PBC's ongoing Student Hiring Initiative.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.