

# Public Building Commission of Chicago



## Meeting Minutes

APRIL 14, 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 APRIL 14, 2026 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.  
Toni Preckwinkle  
Arnold Randall  
Kari K. Steele - 8

**Attendees present were:**

Ray Giderof, Executive Director

J. Beatty	Ge. Johnson	W. Porter
T. Bell	Gi. Johnson	F. Rico
G. Blakemore	K. LaJeune	J. Rodriguez
J. Borkman	L. Lypson	K. Smith
J. Briggs	R. Manning*	S. Stults
C. Coleman	L. Neal	T. Foucher-Weekley
L. Giderof	K. Newman	M. Witry
G. Herrera	B. Payne	

\* Remote

Commissioner Randall moved that Commissioner Preckwinkle serve as Vice Chair of the Public Building Commission for the purpose of establishing a quorum. The motion was duly seconded and approved. Thereupon, Vice Chairman Preckwinkle called the meeting to order, and the presence of a quorum was established. Vice Chairman Preckwinkle then advised the Commissioners that Chairman Johnson had requested permission to attend the meeting by remote participation for reasons permitted by the Open Meetings Act. It was moved and seconded that the Commissioners approve the request by Chairman Johnson to attend the

meeting by remote participation for reasons permitted under the Open Meetings Act. Thereupon, the following Resolution was adopted:

**RESOLUTION NO. 8819**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby approve the request by Chairman Brandon Johnson to attend the board meeting by remote participation for reasons permitted by Section 7 of the Open Meetings Act (5 ILCS 120/7).

**Commissioners voting in the affirmative:**

Robert Castaneda, James F. Ellis, Jr.,  
Sean B. Harden, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall  
and Kari K. Steele – 7

**Commissioners voting in the negative:**

None

Thereupon, Chairman Johnson 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: George Blakemore and Kenneth Newman. George Blakemore provided comments regarding the percentage of contracts awarded to black persons by the City of Chicago and waste in government contracts. Kenneth Newman provided comments regarding the proposed sale of closed schools by the Board of Education and 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 March 10, 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 March 10, 2026 board meeting were unanimously approved.

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations Committee held on April 7, 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 Construction Material Testing Services.

The Director of Procurement reported on the assignment of a Professional Service Agreement for Cost Estimating Services to the PBC.

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

- Kenwood Academy Link and Mechanical Project in the amount of \$4,303.45.
- Forest Preserve District of Cook County Rehabilitation Districtwide – Busse Woods and Dan Ryan Woods (multiple locations) in the amount of \$142,829.01.

The Executive Director also provided updates on various outreach opportunities.

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

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. 8820**

**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,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele - 8

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval of the acquisition of CCS International, Inc. (“CCS, Inc.”) by CCS International, LLC. (“CCS, LLC”). The Executive Director advised the Commissioners that on March 2, 2026, CCS, Inc. was: (a) converted into a limited liability company and renamed CCS, LLC, and (b) acquired by Consertus, Inc. The transaction will have no impact on the existing contract (PS3008-A, effective as of October 1, 2018, between the Public Building Commission and CCS, Inc. for Cost Estimating Services. CCS, LLC will continue to provide services to the Public Building Commission under the terms of the contract with no changes to personnel, day-to-day operations or quality of services. The Executive Director further advised the Commissioners that staff has

conducted its due diligence review of the transaction and recommended that the Board of Commissioners approve the acquisition of CCS International, Inc. by CCS International, LLC.

Upon motion duly made and seconded, the following resolution was adopted.

**RESOLUTION NO. 8821**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of CCS International, Inc. by CCS International, LLC (Consertus, Inc.) and the continued provision of cost estimating services by CCS International, Inc. under the terms and conditions of Contract Number PS3008-A between the Public Building Commission and CCS, International.

**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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 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 of the Public Building Commission:

- On March 11, 2026, the Public Building Commission’s Design Builder, BOWA Construction, hosted a community meeting regarding the new Kells (George) Park Fieldhouse to provide an update regarding the Project. PBC and its partners, the Chicago Park District and 27<sup>th</sup> Ward Alderman Walter “Red” Barnett attended

the meeting, which provided an opportunity for the community to share feedback and engage the team regarding various design ideas.

- On March 18, 2026, representatives of the Public Building Commission attended the 2026 City of Chicago Construction Summit at the UIC Forum to share information regarding the status of current and upcoming work. Executive Director Giderof joined in a panel discussion with Commissioner Randy Connor from the Department of Water Management, Deputy Commissioner Frank Grimaldi from the Department of Aviation and Acting Commissioner Craig Turner with the Chicago Department of Transportation. Special thanks were extended to Chief Procurement Officer, Sharla Roberts.
- Also on March 18, 2026 the Public Building Commission in collaboration with Seventh (7<sup>th</sup>) Ward Alderman Gregory Mitchell, the Chicago Department of Transportation, the Chicago Park District, Millhouse Engineering and Construction, Inc. and WSPUSA hosted a community meeting at the Adam Clayton Powell Jr. Paideia Academy regarding the feasibility study for restoration improvements along the Lake Michigan shoreline between 71<sup>st</sup> and 75<sup>th</sup> Street. The meeting provided community members with an opportunity to learn about the project, offer feedback, and engage directly with the project team.
- On March 19, 2026, the Public Building Commission hosted a quarterly Aldermanic Update meeting with 28<sup>th</sup> Ward Alderman Jason C. Ervin and representatives of the Department of Fleet and Facility Management and Path Construction regarding the Emergency Medical Services Addition Project located at 701 N. Kilbourn.

- On March 24, 2026, the Public Building Commission hosted its Ninth (9<sup>th</sup>) Quarterly Assist Agency conference. The meeting was attended by representatives from the Illinois State Black Chamber of Commerce, U.S. Minority Contractors Association, Hispanic American Construction Industry Association, the Chicago Minority Supplier Development Council, Women Construction Owners and Executives, UNIDOS in Construction and HIRE360. During the meeting the Public Building Commission provided information regarding upcoming procurement opportunities, continued support for minority and women owned businesses, and on-going collaboration with the Assist Agencies. The Executive Director noted that the next Assist Agency conference is scheduled for June 23, 2026 as the Public Building Commission remains accessible to the Assist Agencies, contractors, vendors and suppliers.
- On March 26, the Public Building Commission attended a community meeting in collaboration with Third (3<sup>rd</sup>) Ward Alderman Pat Dowell and Burling Builders regarding the Chicago Department of Family Support Services Bronzeville Regional Senior Center project. The meeting was held at the Mt. Pisgah Missionary Baptist Church located at 4622 S. King Drive. A follow up meeting is scheduled for April 29, 2026.
- Three Community Hiring events have been held since the last board meeting: On March 31, 2026, an in-person community hiring event was held at Kennedy King College for the City Colleges of Chicago (CCC) School of Nursing project, followed by a virtual hiring session on April 7, 2026; on April 10, 2026, a virtual community hiring event was held for the Kells (George) Park Fieldhouse project with another virtual hiring session scheduled for April 17, 2026.

- On April 9, 2026, the Public Building Commission participated in the Illinois Hispanic Chamber of Commerce networking breakfast held at the Union League Club and provided updates regarding contracting opportunities.
- Finally, on May 14, 2026 the Public Building Commission will host its Third (3<sup>rd</sup>) Annual Connection Session at Malcolm X College to encourage networking with contractors, professional service providers, assist agencies and MBE/WBE firms, subcontractors, vendors and suppliers with a strong focus on student hiring initiatives.

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

The next item on the agenda was consideration of approval of a request from the Board of Education for the Public Building Commission to convey property of former school sites to the designated grantees as identified by the Board of Education, as follows:

- a. 5435 West Congress Parkway and 5400 West Harrison (Louis Daniel Armstrong Elementary School)
- b. 1241 West 58th Street (Former Bontemps Elementary School)
- c. 1326 South Avers Avenue (Former Matthew A. Henson Elementary School)
- d. 2221 South Lawndale Avenue (Former Ignace Paderewski Elementary School)
- e. 200 East 99th Street (Former John G. Shedd Elementary School)

Executive Director Giderof advised the Commissioners that the Public Building Commission of Chicago holds title on behalf of the Board of Education to each of the former schools, which have been closed for many years and are no longer needed by the Board of Education for academic or administrative purposes.

By Board Report 26-0129-OP1 adopted on January 29, 2026, the Board approved the sale of the former Louis Armstrong Elementary School located at 5435 W. Congress Parkway and 5400 W. Harrison to Breakaway Community Development (“Purchaser”) for the sum of \$100,000 pursuant to advertisements for competitive bids. The Purchaser intends to redevelop the main building for use as an athletic training facility focusing on affordable access for young athletes who do not have access to such facilities and repurpose the annex building for use as studio rental suites for athletic trainers. The property will be transferred in “As Is” condition and the deed shall provide that the Board and the Public Building Commission will be released and discharged from responsibility and liability for the Property’s physical, structural or environmental condition and further, that the Property may not be used as a K-12 Charter School or for the manufacturing of liquor or tobacco products.

By Board Report 25-1218-OP1 adopted on December 18, 2025, the Board approved the sale of the former Bontemps Elementary School located at 1241 W. 58<sup>th</sup> Street to Bontemps Apartments (“Purchaser”) for the sum of \$75,000 pursuant to advertisements for competitive bids. The Purchaser intends to construct a 60-unit multi-family affordable housing development in phase one that will include a fitness center, community room, rooftop terrace and co-working space. In Phase Two, the Purchaser will construct a 60-unit affordable senior living facility to provide modern, accessible residences for seniors. The Purchaser plans to partner with Rainbow Housing Corporation to offer supportive services, including fitness, educational, financial literacy and interview training at no cost to residents. The property will be transferred in “As Is” condition and the deed shall provide that the Board and the Public Building Commission will be released and discharged from responsibility and liability for the Property’s physical, structural or environmental condition and further, that the Property may not be used as a K-12 Charter School or for the manufacturing of liquor or tobacco products.

By Board Report 25-1218-OP2 adopted on December 18, 2025, the Board approved the sale of the former Henson Elementary School located at 1326 S. Avers Avenue to MKB Business Strategies, LLC (“Purchaser”) for the sum of \$25,000. The Purchaser intends to demolish the vacant building and construct affordable housing buildings on the site. The property will be transferred in “As Is” condition and the deed shall provide that the Board and the Public Building Commission will be released and discharged from responsibility and liability for the Property’s physical, structural or environmental condition and further, that the Property may not be used as a K-12 Charter School or for the manufacturing of liquor or tobacco products.

By Board Report 26-0129-OP2 adopted on January 29, 2026, the Board approved the sale of the former Paderewski Elementary School located at 2221 S. Lawndale Avenue to P3 Markets LLC (“Purchaser”) for the sum of \$55,500. The Purchaser intends to redevelop the site with an 86-unit affordable housing development with a free-standing community center providing childcare services and youth entrepreneurial programming. The property will be transferred in “As Is” condition and the deed shall provide that the Board and the Public Building Commission will be released and discharged from responsibility and liability for the Property’s physical, structural or environmental condition and further, that the Property may not be used as a K-12 Charter School or for the manufacturing of liquor or tobacco products.

By Board Report 25-1218-OP3 adopted on December 18, 2025, the Board approved the sale of the former Shedd Elementary School located at 200 East 99<sup>th</sup> Street to Peace for Preston Foundation (“Purchaser”) for the sum of \$25,000. The Purchaser intends to redevelop the building for use as a community center that offers access to safe and equitable resources such as youth recreational programming, educational programming, youth mentoring and counseling, mental health support, job readiness and vocational training, wellness programs and access to health care support, as well as GED and financial literacy courses. The property will be

transferred in “As Is” condition and the deed shall provide that the Board and the Public Building Commission will be released and discharged from responsibility and liability for the Property’s physical, structural or environmental condition and further, that the Property may not be used as a K-12 Charter School or for the manufacturing of liquor or tobacco products.

Upon motions duly made and seconded, the following Resolutions were adopted:

**RESOLUTION NO. 8822**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the request by the Board of Education of the City of Chicago to transfer title to the Former Louis Armstrong Elementary School property, commonly known as 5435 W. Congress Parkway and 5400 W. Harrison Street, and legally described as follows, to Breakaway Community Development 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 action and to execute such documents, upon approval by Legal Counsel as to form and legality, 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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 8

**Commissioners voting in the negative:**

None

PROPERTY: FORMER LOUIS ARMSTRONG ELEMENTARY SCHOOL

ADDRESS: 5435 W. Congress Parkway and 5400 W. Harrison Street, Chicago, Illinois 60644

PINs: 16-16-121-019-0000 (PART OF), 16-16-121-063-0000 (PART OF),  
16-16-121-064-0000

LEGAL DESCRIPTION:

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE’S SUBDIVISION OF SECTION 16, TOWNSHIP 39

NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

LOTS 28 TO 30, INCLUSIVE, IN DAVIS AND SON’S SUBDIVISION OF LOTS 113 AND 114 OF SCHOOL TRUSTEE’S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**RESOLUTION NO. 8823**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the request by the Board of Education of the City of Chicago to transfer title to the Former Bontemps School property, commonly known as 1241 West 58<sup>th</sup> Street and legally described as follows, to Bontemps Apartments, LLC.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action and to execute such documents, upon approval by Legal Counsel as to form and legality, 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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 8

**Commissioners voting in the negative:**

None

PROPERTY: FORMER BONTEMPS SCHOOL

ADDRESS: 1241 W. 58<sup>th</sup> Street, Chicago, Illinois 60636

PINs: 20-17-130-036-0000, 20-17-130-037-0000, 20-17-130-038-0000,  
20-17-130-039-0000, 20-17-131-004-0000, 20-17-131-026-0000,  
20-17-131-027-0000, 20-17-131-028-0000, 20-17-131-029-0000

LEGAL DESCRIPTION:

LOTS 209 TO 216 AND LOTS 265 TO 273, INCLUSIVE, LOTS 288 TO 296 AND LOTS 345 TO 353, INCLUSIVE, AND ALLEYS VACATED BY ORDINANCES AS DOCUMENT

NUMBERS 6391515 PASSED ON JULY 17, 1918, RECORDED SEPTEMBER 16, 1918 , AND 0916931111 PASSED MAY 13, 2009, RECORDED JUNE 18, 2009, ALL IN CENTER AVENUE ADDITION IN THE NORTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**RESOLUTION NO. 8824**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the request by the Board of Education of the City of Chicago to transfer title to the Former Henson Elementary School property, commonly known as 1326 S. Avers, and legally described as follows, to MKB Business Strategies, LLC.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action and to execute such documents, upon approval by Legal Counsel as to form and legality, 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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 8

**Commissioners voting in the negative:**

None

PROPERTY: FORMER HENSON SCHOOL

ADDRESS: 1326 SOUTH AVERS AVENUE, CHICAGO, ILLINOIS

PINs: 16-23-109-001-0000, 16-23-109-032-0000, 16-23-109-042-0000,  
16-23-109-043-0000, 16-23-109-013-0000, 16-23-109-022-0000

LEGAL DESCRIPTION:

LOTS 1 TO 15, INCLUSIVE AND LOTS 35 TO 48, INCLUSIVE, IN BLOCK 6 IN FRANK WELLS AND CO'S BOULEVARD SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 16 FEET OF LOT 14 AND THE NORTH 16 FEET OF LOT 46 OPENED FOR ALLEY BY ORDINANCE 60-42, PASSED

SEPTEMBER 28, 1960, RECORDED OCTOBER 28, 1960 AS DOCUMENT NUMBER 18003156).

**RESOLUTION NO. 8825**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the request by the Board of Education of the City of Chicago to transfer title to the Former Paderewski Elementary School property, commonly known as 2221 S. Lawndale Avenue, and legally described as follows, to P3 Markets LLC.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action and to execute such documents, upon approval by Legal Counsel as to form and legality, 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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 8

**Commissioners voting in the negative:**

None

PROPERTY: FORMER PADEREWSKI SCHOOL

ADDRESS: 2221 S. LAWNDALE AVENUE, CHICAGO, ILLINOIS 60623

PINs: 16-26-106-010-0000

LEGAL DESCRIPTION:

THE WEST 1 FOOT OF LOT 6 AND ALL OF LOTS 7 TO 11, BOTH INCLUSIVE AND ALL OF LOT A IN BLOCK 7 IN MILLARD AND DECKER’S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND VACATED ALLEY.

**RESOLUTION NO. 8826**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the request by the Board of Education of the City of Chicago to transfer title to the Former Shedd Elementary

School property, commonly known as 200 East 99<sup>th</sup> Street, and legally described as follows, to Peace for Preston Foundation.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action and to execute such documents, upon approval by Legal Counsel as to form and legality, 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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 8

**Commissioners voting in the negative:**

None

PROPERTY: FORMER SHEDD SCHOOL

ADDRESS: 200 E. 99<sup>TH</sup> STREET, CHICAGO, ILLINOIS 60628

PINs: 25-10-122-001-0000

LEGAL DESCRIPTION:

LOTS 1 TO 40, IN BLOCK 17, SECOND ROSELAND HEIGHTS SUBDIVISION OF THE EAST 2/3 OF THE NORTH WEST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

The final item on the agenda was consideration of approval of a Partial Undertaking Request from the City of Chicago Department of Fleet and Facility Management (2FM) for the Gage Park Branch Library (the “Project”). The Executive Director advised the Commissioners that the City of Chicago has submitted a Partial Undertaking Request for services associated with the evaluation and development of site, design and construction options for the Gage Park Branch Library in the sum of \$6,000,000. Following approval of this request, the Public Building Commission will work collaboratively with 2FM and the Chicago Public Library (CPL) on the development of the Project. The Project will proceed under the 2021 Master

Intergovernmental Agreement between the Public Building Commission and 2FM, with funds to be coordinated by the Office of Budget and Management. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8827**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the Partial Undertaking Request from the City of Chicago Department of Fleet and Facility Management for the Gage Park Branch Library Project in the amount of \$6,000,000.

**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., Toni Preckwinkle,  
Arnold Randall and Kari K. Steele – 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



April 14, 2026

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](http://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, 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

BOARD OF COMMISSIONERS

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

SAMUEL Wm. SAX  
Chairman  
Financial Relations, Inc.

TONI PRECKWINKLE  
President  
Cook County Board of Commissioners

Treasurer  
ARNOLD RANDALL  
Executive Director  
Gaylord and Dorothy Donnelley  
Foundation

JOSÉ G. MALDONADO, JR.  
Business Representative/Organizer  
Chicago Regional Council of Carpenters

DAVID TODD WHITTLEY  
Bishop  
Corinthian Temple Church of God in  
Christ

JAMES F. ELLIS, JR.  
Retired  
Laborers' Local 1001

KARI K. STEELE  
President  
Metropolitan Water Reclamation  
District of Greater Chicago

ROBERT CASTANEDA  
Commissioner  
Chicago Park District

SEAN B. HARDEN  
President  
Chicago Board of Education

RAY GIDEROFF  
Executive Director  
Public Building Commission

MARY PAT WITRY  
Secretary

JESSICA HIGGINS  
Assistant Secretary

TANYA FOUCHER-WEEKLEY  
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

## April 2026

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation/Demolition	\$ 319,030.20
2	Construction Material Testing & Inspection	\$ 45,523.00
		<b>\$ 364,553.20</b>

## Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Title II Transition Plan	Environmental Renovation/Demolition	Consulting	Arcadis U.S., Inc.		\$ 319,030.20
Beaubien Woods Boat Launch Restrooms and Utilities	Construction Material Testing & Inspection	Consulting	ATC Group Services d/b/a Atlas Technical		\$ 24,148.00
Chicago Public Safety Headquarters	Construction Material Testing & Inspection	Consulting	SEECO Consultants, Inc.		\$ 21,375.00



EXHIBIT A.

March 16, 2026

VIA EMAIL: [Brendan.Quealy@arcadis.com](mailto:Brendan.Quealy@arcadis.com)

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

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

Brendan Quealy  
Arcadis U.S., Inc.  
225 West Wacker Drive, Suite 2015  
Chicago, IL 60606

**RE: Contract / Task Order**  
**Number:** 04046-PS3081B-001  
**Project Number and Name:** 04046 Title II Transition Plan  
**Services:** Environmental Renovation/Demolition  
**User Agency:** City of Chicago – Department of Fleet and Facility Management (2FM)

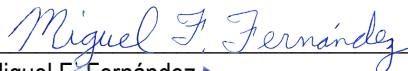
**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081B for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Arcadis U.S., Inc. The Contract is incorporated herein by reference.

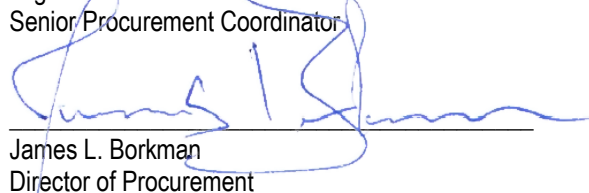
This Task Order acknowledges the Commission's acceptance of Arcadis U.S., Inc.'s revised Task Order proposal, dated January 29, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

- \$265,858.50 Fee for Environmental Renovation/Demolition Services – Survey and Design services at 27 facilities
- \$53,171.70 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 **\$319,030.20** 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

03/16/2026  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

03/17/2026  
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

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February 4, 2026

**DATE:**

To: James Borkman  
Director of Procurement

From: Justin Cafferty  
Senior Design Manager

Distribution: Miguel Fernandez  
04046-03-04-04-01

**Subject:** Recommendation of Award  
**ADA Title II Transition Plan**  
**Arcadis**  
Environmental Renovation/Demolition Services

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The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Arcadis** 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. Renovation Activities;
5. Hazardous Materials Specifications;
6. Hazardous Materials Drawings;
7. ACM Abatement Specification Modification;
8. ACM Abatement Drawings;
9. LBP Mitigation Specification Modifications;
10. LBP Mitigation Drawings;
11. Design and Bid Meetings;
12. Construction Meetings;

On January 29, 2026 **Arcadis** 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 \$265,858.50 to complete the scope of work and \$53,171.70 in contingency costs, for a total proposed amount of \$319,030.20.

Based on the review, we recommend that **Arcadis** 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.

**Arcadis** should be assigned a Task Order, in the not-to-exceed amount of **\$265,858.50, with \$53,171.70 in contingency, for a total of \$319,030.20.**

**End of Memorandum**



EXHIBIT A.

March 5, 2026

Via E-Mail: [craig.wilson@oneatlas.com](mailto:craig.wilson@oneatlas.com)

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

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

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:** 15040-PS3085A-001  
**Project Number and Name:** 15040 Beaubien Woods Boat Launch Restrooms and Utilities  
**Services:** Construction Material Testing & Inspection  
**User Agency:** Forest Preserve District of Cook County

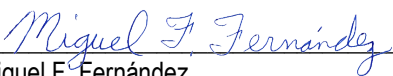
**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract 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.

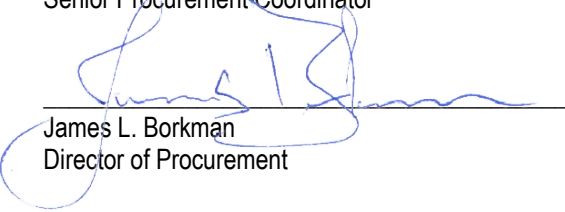
This Task Order acknowledges the Commission's acceptance of ATC Group Services d/b/a Atlas Technical revised Task Order proposal dated December 26, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$24,148.00 Fee for Construction Material Testing & Inspection Services – In the following divisions Concrete, Thermal and Moisture Protection, Finishes, Earthwork and Exterior Improvements

The value of this Task Order is a lump sum fee of \$24,148.00 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  
Senior Procurement Coordinator

03/05/2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

03/05/2026  
\_\_\_\_\_  
Date



# 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

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Date: February 18, 2026  
To: James Borkman  
Director of Procurement  
From: Kenneth Dillard  
Project Manager  
Distribution: Miguel Fernandez  
Kerl Lajeune  
15040-03-04-07-01  
Subject: Recommendation of Award  
Project #15040  
**ATC Group Services LLC**  
Materials Testing Services

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On January 22, 2025, the Public Building Commission of Chicago (PBC) requested a proposal from ATC Group Services LLC to provide Construction Materials Testing and Inspection Services for the Beaubien Woods Boat Launch Restrooms and Utilities Project on behalf of the Forest Preserve District of Cook County (FPDCC).

The requested services include testing and inspection for:

- Division 03 – Concrete
- Division 07 – Thermal and Moisture Protection
- Division 09 – Finishes
- Division 31 – Earthwork
- Division 32 – Exterior Improvements

On December 26, 2025, Atlas submitted a revised proposal in the lump sum amount of \$23,248.00 for base scope and a preconstruction coordination meeting fee of \$900.00, for a total lump sum amount of \$24,148.00 to complete the above services.

Based on the review of the proposal, it is recommended that ATC Group Services LLC dba Atlas Technical Consultants LLC be selected to perform the work, based on the following:

- Proven capability and experience performing similar materials testing services on PBC projects;
- Clear understanding of project requirements;
- Qualified and experienced project team;
- Fair and reasonable pricing consistent with market rates;
- PBC pre-qualified specialty consultant status; and
- Commitment to comply with the PBC's MBE/WBE participation goals.

Recommendation: ATC Group Services LLC should be issued a Task Order in the lump sum amount of \$24,148.00.

**End of Memorandum**



EXHIBIT A.

April 1, 2026

Via E-Mail: [cassier@seeco.com](mailto:cassier@seeco.com)

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

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

Don Cassier  
SEECO Consultants, Inc.  
7350 Duvan Drive  
Tinley Park, IL 60477

**RE: Contract / Task Order**  
**Number:** 09105-PS3085F-001  
**Project Number and Name:** 09105 Chicago Public Safety Headquarters  
**Services:** Construction Material Testing & Inspection  
**User Agency:** Department of Fleet and Facility Management

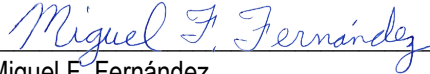
**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS30855F for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and SEECO Consultants, Inc. The Contract is incorporated herein by reference.

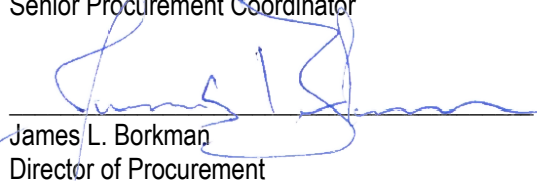
This Task Order acknowledges the Commission's acceptance of SEECO Consultants, Inc.'s Task Order proposal, dated November 14, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$21,375.00 Fee for Construction Material Testing & Inspection Services – In the following divisions General Requirements, Concrete, Earthwork and Exterior Improvements

The value of this Task Order is a lump sum fee of \$21,375.00 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  
Senior Procurement Coordinator

04/02/2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

04/02/2026  
\_\_\_\_\_  
Date



## Recommendation of Award - Environmental Reno/Demo

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

**Date:** March 12, 2026

**To:** James Borkman  
Director of Procurement

**From:** Desmond Truite  
Project Manager

**Distribution:** Miguel Fernandez  
09105-03-04-05-01

**Subject:** Recommendation of Award  
**Project #09105 – Public Safety Headquarters**  
**Seeco Consultants, Inc.**  
Material Testing Services

On November 7<sup>th</sup>, 2025, the Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to SEECO Consultants Inc. (SEECO) to provide the following Materials Testing Services at the above named Project:

- A. Division 01 – General Requirements
- B. Division 03 – Concrete
- C. Division 31 – Earthwork
- D. Division 32 – Exterior Improvements

On November 14<sup>th</sup>, 2025, SEECO submitted a proposal in the amount of \$21,375.

Based on the review of the proposal, we recommend that SEECO Consultants Inc. to be selected to complete the work, based on the following:

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

SEECO Consultants Inc. should be issued a Task Order, in the Lump Sum amount of \$21,375.

**End of Memorandum**

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**BOARD MEETING – APRIL 14, 2026**  
**CHANGE ORDER REPORT**

EXHIBIT B.  
**PUBLIC BUILDING COMMISSION**  
**SUMMARY REPORT OF CHANGE ORDERS\***  
**FOR PBC BOARD MEETING**  
**April 14, 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 <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>
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	\$239,762.64	\$10,224,762.64	\$4,303.45	\$10,229,066.09	2.44%
FPDCC Restroom Rehabilitation District Wide Busse Woods and Dan Ryan Woods Multiple Locations Project Manager: Kenneth Dillard	C1615	Alfa Chicago, Inc.	\$3,231,600.00	\$0.00	\$3,231,600.00	\$142,829.01	\$3,374,429.01	4.42%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Kenwood Academy Link and Mechanical Project

5015 S. Blackstone Avenue

April 1, 2026\*

**F. H. Paschen, S.N. Nielsen & Associates LLC**

**5515 N. East River Road**

**Chicago, IL 60656**

CHNG	BULL	<b>CONTRACT NUMBER C1602R</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$9,985,000.00
NUM		APPROVED CHANGE ORDERS	\$239,762.64
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$10,224,762.64</b>
004	1602R-019	Provide labor, material and equipment for revised exterior ramp design and foundation revisions. (Error or Omission – User Agency AOR).	\$4,303.45

TOTAL CHANGE ADDITION	\$4,303.45
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	
	<b>\$10,229,066.09</b>

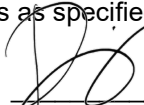
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1602R heretofore issued by the Public Building Commission.

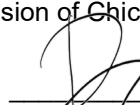
All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

\*Ratified at Next Board Meeting

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

  
 \_\_\_\_\_  
 Reviewed By

  
 \_\_\_\_\_  
 Executive Director

**PUBLIC BUILDING COMMISSION OF CHICAGO**

CHANGE ORDER

Forest Preserve District of Cook County (FPDCC)

Restroom Rehabilitation Districtwide - Busse Woods & Dan Ryan Woods

Multiple Locations

March 31, 2026\*

**Alfa Chicago, Inc.**

**4100 W. Belmont Avenue, Suite 5**

**Chicago, Illinois 60641**

CHNG	BULL	<b>CONTRACT NUMBER C1615</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,231,600.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$3,231,600.00</b>
001	1615-004	Provide all labor, materials and equipment for revisions associated with existing water pressure tanks at (8) locations in Busse Woods, including replacement of the existing water pressure tanks at specified locations, along with specified plumbing pipe and materials. Client Directed.	\$142,829.01

TOTAL CHANGE ADDITION	\$142,829.01
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$3,374,429.01</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1615 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