



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
June 4, 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 June 4, 2026, at 1:00 p.m., at the Richard J. Daley Center, 2nd floor Boardroom. The meeting was live streamed.

The following Committee members were present:

Chairman Jose Maldonado
 Commissioner Arnold Randall

Also present:

Ray Giderof, Executive Director

James Borkman
 Patrice Doyle
 Lisa Giderof
 Gabriela Herrera
 Patricia Montenegro
 Bryant Payne (remote)
 Tanya Foucher-Weekley
 Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held April 7, 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 Specialty Consulting, Inc., a minority business enterprise firm, in the amount of \$105,098.40 for the Malcolm X College West Campus Addition and Renovations. The Director also reported on a task order award for Geotechnical Investigation Services to Geo Services, a minority business enterprise firm, for the Malcolm X College Washington Park Campus in the amount of \$63,786.00.

Commissioner Randall asked about the location of Washington Park Campus. The Director of Procurement responded that the project is in the vicinity of East Garfield Blvd. and South Calumet Avenue.

The Director of Procurement reported on the bid opening for Contract C1629 for the CDOT Capital Program Alleys Package 7, which includes nine alley locations. Four competitive bids were received, and the PBC will provide a recommendation at the upcoming board meeting.

The Director of Procurement provided an update on the appointment of a firm to provide Design-Build Services for the Department of Water Management's New Operations Facility located at 4825 W. Lawrence Avenue. Following a Request for Proposals, the PBC received seven responses to the Phase 1 Qualifications. The evaluation committee recommended that five firms be shortlisted. Of the five shortlisted firms, four firms submitted Phase II responses. The evaluation committee is currently conducting interviews and will present a recommendation at the upcoming Board meeting.

The Director of Procurement also reported on the appointment of a firm to provide Design Architect Services for the Gage Park Branch Library Project. After reviewing the PBC's AOR and EOR Letters of Interest and Qualifications (LIQ) Database, comprised of 142 Architects and 73 Engineers, the PBC, in collaboration with the city's Department of Fleet and Facility Management, recommends the appointment of Wallin-Gomez Architects, Ltd., a Minority Owned Business Enterprise, as the Design Architect for the project.

Wallin-Gomez Architects, Ltd. has demonstrated the capability to successfully perform services on similar past projects with successful execution. The firm has committed to maximizing the utilization of MBE and WBE firms and brings recent experience in designing comparable project types.

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

The Executive Director reported on Field Orders above the reporting threshold. The full Field Order Report is listed below:

Emergency Medical Services (EMS) Addition / General Contractor / C1611 Path Construction Company, Inc. / Original Contract Value: \$30,922,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$30,922,000.00.

009 4/3/2026 \$20,487.77 Provide labor, materials and equipment associated with revisions to the gas supply for the new EMS Addition and existing JPSTC.

Lincoln Square Brown Line Area Improvements/ General Contractor / C1612 F.H Paschen, S.N. Nielsen & Associates, LLC / Original Contract Value: \$8,447,005.67 / Approved Change to Date: \$0.00 / Revised Contract Value: \$8,447,005.67.

033 4/21/2026 \$13,334.80 Provide labor, materials and equipment associated with revisions to ornamental fence posts and associated foundations.

028 4/28/2026 \$41,864.70 Provide labor, materials and equipment associated with the installation of new curb/gutter, sidewalks, ADA ramps, and asphalt pavement work at the southeast corner of Western and Leland.

CDOT WPA Street Reconstruction (W. 89th Street, S. Central Park Ave., South Holland Rd.) / General Contractor / C1624 The Bowa Group, Inc. / Original Contract Value: \$12,091,059.46 / Approved Change to Date: \$0.00 / Revised Contract Value: \$12,091,059.46.

001(89th) 4/14/2026 \$6,707.58 Provide materials, labor and equipment associated with Bulletin No. 1 (OUC) revisions, including modifications to schedule of prices line items, including storm sewer, water main, catch basins, manholes, conduit, and anti-theft plates for helix foundations, along with modified notes and details.

001(Holland) 4/14/2026 \$159,758.88

Provide materials, labor and equipment associated with Bulletin No. 1 (OUC) revisions, including modifications to schedule of prices line items, including backfill modifications, concrete, storm sewer, water main, water service connections, manholes, conduit, and anti-theft plates for helix foundations, along with modified notes and details.

CDOT Capital Program Alleys (West 16th Street) Package 6 / General Contractor / C1627 – Capitol Cement Company, Inc. / Original Contract Value: \$1,350,586.00/ Approved Change to Date: \$0.00 / Revised Contract Value: \$1,350,586.00.

002 5/19/2026 \$69,940.25 Provide labor, materials and equipment associated with Bulletin No. 1 (OUC) revisions, including modifications to schedule of prices line items, including trench backfill, manhole, catch basin storm sewer, thermoplastic pavement marking and earth excavation revisions.

The Executive Director provided a recommendation to ratify a Change Order in the amount of \$23,913.73 for the Kenwood Academy Link and Mechanical Project to provide labor, material, and equipment for repairs to an existing collapsed catch basin and modifications to expansion joints.

Next, the Executive Director provided updates on regular reports and development status as follows. Since the last meeting, the PBC continued its outreach and engagement efforts.

- In April, the PBC served as a panelist at the American Institute of Architects Chicago Large Firm Roundtable.
- The PBC hosted students from HACIA's Assistant Project Engineer (APE) Cohort Training Program as part of the PBC's Student Hiring Initiative.
- The PBC conducted a virtual Community Hiring Event for the Kells Park Fieldhouse Project.
- The PBC participated in Gospel, Relationships, Immersion, Preparation (GRIP's) Future Steps Job and Career Fair.
- The PBC joined Mayor Johnson, city representatives, City Colleges of Chicago Chancellor Salgado and President Sanders, and 28th Ward Alderman Jason Ervin at the Construction Season Kickoff Hardhat Tour, held at the City Colleges of Chicago Community Center for Training and Learning at Malcolm X College West Campus.
- The PBC joined 20th Ward Alderwoman Jeanette Taylor and representatives from City Colleges of Chicago for a site walkthrough of the City Colleges School of Nursing Project at Kennedy-King College.
- The PBC attended 3rd Ward Alderman Pat Dowell's Community Meeting to present the Department of Family and Support Services Bronzeville Regional Senior Center.

- In May, the PBC participated in Revolution Workshop's Mock Interview Day.
- The PBC presented at HACIA's Membership Meeting.
- The PBC attended 3rd Ward Alderman Pat Dowell's Town Hall Meeting to present the Department of Family and Support Services Bronzeville Regional Senior Center.

The Executive Director reported that the PBC hosted the 3rd Annual Connection Session on May 14, 2026, at Malcolm X College. The event featured more than forty exhibitors, including the Carpenters Union, and saw strong participation from General Contractors, JOC firms, Professional Service Providers, and the PBC's Assist Agencies. Students and scholars from City Colleges of Chicago's Dawson Technical Institute, Chicago Public Schools' Chicago Builds Program, and HACIA's training program also participated as part of the PBC's student employment initiative. The students connected with contractors, subcontractors, and professional service providers regarding employment opportunities and engaged with the Carpenters Union to learn about careers in the trades.

The event focused on three elements; networking, sharing information regarding the PBC's Program, and spotlighting the PBC's student hiring initiative. The Executive Director reported that several students have since followed up with contractors and professional service providers they met at the event, with many already scheduling interviews.

The Executive Director thanked PBC staff, Commissioner Maldonado, President Harden, and Commissioner Castaneda for attending the Connection Session. He also noted that many firms have reached out to request introductory meetings, and the PBC will continue to host these introduction and reintroduction meetings.

Commissioner Maldonado commented that the PBC staff did an excellent job planning and executing the event. He noted that it was a great opportunity to talk to the students and help guide them as they make important career decisions.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.