

A photograph of the Chicago skyline, featuring the Cloud Gate sculpture in the foreground and several tall buildings in the background. The image is used as a background for the main title and the top navigation bar.

PUBLIC BUILDING COMMISSION OF CHICAGO

Celebrating 70 Years of Public Development and Community Investment



**Live Stream
Will Begin
Shortly**



PUBLIC BUILDING COMMISSION of Chicago

Board of Commissioners Meeting

July 14, 2026



Public Building Commission



PBC Board Room



Dave Thomas



Janis Ivory



MK M

MK M



Buka (KEO & As...

Buka (KEO & Associates)

Ask to unmute



Quarterly Assist Agency Conference

PUBLIC BUILDING COMMISSION OF CHICAGO

PBC Board Room

Q Fin

Joined

- PB
- B
- D
- J
- MM

Not join

Everyone

Yo

B

Z

ZM

M

Message

MXC South Campus

Malcolm X College South Campus

New Site Location | Aldermanic Community Townhall Meeting | July 2026

7/9/26 **DRAFT**

Malcolm X College South Campus

New Site Location
Aldermanic Update
July 20, 2026 @ 5:30pm

Sherman
Park Branch
Library

PUBLIC BUILDING COMMISSION OF CHICAGO

Chicago Public Library

Sherman Park Branch Library Renovations

20th Ward Alderman Update

June 29, 2026 @ 12:30pm



Mayor Brandon Johnson
Chairman

Ray Giderof
Executive Director

GFOA Conference





Reflections

2025 demonstrated what is possible when public investment, collaboration, and community priorities come together.

From infrastructure improvements and facility modernization to workforce development and community engagement, the Public Building Commission of continued advancing projects to support residents today and helping prepare Chicago's future.

The work continues—and the commitment to build together.

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PBC Board of Commissioners Leadership and Oversight

Mayor Brandon Johnson
Chairman

The Public Building Commission's Board of Commissioners provides strategic guidance and oversight to ensure the successful delivery of public infrastructure projects throughout Chicago and Cook County.

Through collaborative leadership and a shared commitment to accountability, transparency, and equity, the Board continues to support the PBC's mission of delivering high-quality public facilities and infrastructure improvements.

Samuel Wm. Sax
City of Chicago

Toni Preckwinkle
Cook County

Arnold Randall
Forest Preserves of Cook County

José G. Maldonado, Jr.
City of Chicago

Rev. David Todd Whittley
City of Chicago

James F. Ellis, Jr.
City of Chicago

Kari K. Steele
Metropolitan Water Reclamation District of Greater Chicago

Robert Castaneda
Chicago Park District

Sean B. Harden
Chicago Board of Education

Capacity Building

Expanding Opportunities Through Public Investment

PBC's work continues to have a positive impact on communities throughout the City and County. PBC remains focused on delivering a diverse portfolio of projects in collaboration with its Municipal and County partners. PBC's core mission is centered around accountability, reinforcing diversity, equity, and capacity building, and providing flexible and innovative solutions for program and project delivery.

PBC's outreach efforts include its annual Connection Session with professional services providers, contractors, vendors, and suppliers, including MBE and WBE businesses. The Connection Session emphasizes partnerships and collaboration, access to PBC and its staff, awareness regarding upcoming opportunities, and capacity building and empowerment within the professional services and construction industries.

Connection Session 2025

The PBC's annual Connection Session continued to serve as a cornerstone event for building relationships between contractors, subcontractors, and professional service providers.

Held at Malcolm X College, the 2025 Connection Session brought together pre-qualified general contractors, specialty contractors, job order contractors, and emerging businesses to foster networking opportunities and strengthen relationships.

The event was a success, with new and existing relationships being built, and equitable and meaningful partnerships being formed.

More than 200 professionals attended the event, and over 100 businesses were represented.



Connection Session 2025



Efficient Procurement Processes

Streamlining Project Delivery

The PBC continued refining procurement and contracting processes to support efficient project delivery while maintaining transparency and accountability.

Process improvements focused on reducing procurement timelines, increasing coordination, and improving communication with contractors and professional service providers.

2025 Cycle Time Reductions

Construction Contract
Year-Over-Year
Time Gains
3.5 Days

Procurement Cycle Times

Construction Services	
2025 Total Projects Awarded	2025 Average Cycle
13	31.2
Professional Services	
2025 Total Contracts Awarded	2025 Average Cycle
14	77.9
Design-Build Services	
2025 Total Contracts Awarded	2025 Average Cycle
2	100.5

Sustainable Development

Advancing Sustainable Infrastructure

The PBC continued integrating sustainability principles into project planning, design, and construction throughout 2025.

LEED Projects

Several active and completed projects incorporated LEED-focused design strategies and sustainable building practices.

Highlighted sustainability elements included:



- Energy-efficient systems
- Sustainable site development
- Water conservation strategies
- Improved indoor environmental quality
- Environmentally responsible material selection



Belmont-Cragin Elementary School achieved LEED Gold Certification in 2025

Water savings: 559,746 gallons per year
Energy Savings: \$71,365 per year
Trash diverted: 595 tons total
(92% of trash diverted from landfill)

At the close of 2025, the PBC achieved LEED certification on the following facilities

- | | |
|-------------------|---|
| 70 public schools | 7 fire houses |
| 18 libraries | 8 other municipal buildings
(including the Daley Center) |
| 8 park facilities | 1 city colleges of Chicago |
| 5 police stations | |

2025 Completed Projects

Delivering Community Focused Infrastructure

The PBC plays a vital role in strengthening Chicago and Cook County by efficiently delivering high-quality public infrastructure projects for our clients. By managing the planning design, construction or renovations of facilities such as schools, libraries and other essential civic buildings, the PBC ensures that public resources are completed on time and within budget. This work not only supports the operational needs of our partner agencies but also enhances the quality of life in our communities through safe, sustainable and accessible infrastructure.

Throughout 2025, the PBC completed a variety of capital improvement projects that enhanced infrastructure facilities, and community infrastructure. This work cost \$94,560,555 in Chicago and Cook County infrastructure.

Chicago Department of Transportation (CDOT) Works Progress Administration (WPA) Program

Street reconstruction is vital to the city's infrastructure, ensuring safe and efficient transportation, enhancing neighborhood aesthetics, and supporting economic vitality. In 2025, PBC coordinated with its client on the completion of street reconstruction work to upgrade locations commonly known as "Works Progress Administration" as most were originally built under the Federal Works Progress Administration.

The PBC supported roadway reconstruction efforts designed to improve safety, mobility, accessibility, and long-term infrastructure performance across multiple neighborhoods.

In 2025, PBC completed \$26.7M in investments in WPA street reconstruction work at 11 locations throughout the City of Chicago, representing nearly 1.5 miles of improvements, over 2,400 tons of new asphalt, 22,000 square yards of new concrete over 36,000 square feet of new sidewalks and over 12,000 linear feet of new curbs and gutters, along with new trees and supporting water and sewer infrastructure work. PBC continues coordination with CDOT for additional WPA street reconstruction work in design and construction in 2026.



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Fillmore Street

W. Fillmore St. from S. Campbell Ave. to Dead End W. (Ward 28)

Project Budget: \$2,985,075

Engineer of Record: Chicago Department of Transportation

General Contractor: MQ Construction Company

70.51% Minority Journeyworkers | 88.49% Minority Apprentices | 87.74% Minority Laborers



South Loomis Street *

S. Loomis St. from W. 121st St. to W. 120th St. (Ward 21)

Project Budget: \$2,129,726

Engineer of Record: Chicago Department of Transportation

General Contractor: MQ Construction Company

87.58% Minority Journeyworkers | 97.96% Minority Apprentices | 85.25% Minority Laborers



East 109th St. - S. Hoyne Ave. , S. Harding Ave. & E. 102nd St.

E. 109th St. from S. Burley Ave. to S. Ave. O (Ward 10)

S. Hoyne Ave. from W. 52nd Pl. to Dead End (Ward 16)

S. Harding Ave. from W. 24th St. to Dead End (Ward 22)

E. 102nd St. from Dead End to S. Commercial Ave. (Ward 10)

Project Budget: \$6,472,593

Engineer of Record: Chicago Department of Transportation

General Contractor: Summit Construction Co., Inc. (MBE)

84.89% MBE 8.72% WBE | 93.73% Minority Journeyworkers | 100% Minority Laborers



East 94th St.*

E. 94th St. from East End Ave. to Cregier Ave. (Ward 8)

Project Budget: \$2,753,247

Engineer of Record: Chicago Department of Transportation

General Contractor: Summit Construction Co., Inc. (MBE)

51.54% MBE Participation | 97.96% Minority Journeyworkers | 73.16 Minority Apprentices



West Barry Ave.

W. Barry Ave. from N. Narragansett Ave. to N. Melvina Ave. (Ward 30)

Project Budget: \$6,147,790.00

Engineer of Record: Chicago Department of Transportation

General Contractor: Benchmark Construction Co., Inc.

70.90% Minority Journeyworkers | 100.00% Minority Apprentices | 89.60% Minority Laborers



West 92nd Street, West 107th Street and West 114th Street *

W. 92nd St. from S. Leavitt St. to S. Hamilton Ave. (Ward 19)

W. 107th St. from S. Spaulding Ave. to S. Kedzie Ave. (Ward 19)

West 114th St. from S. Rockwell St. to S. Western Ave. (Ward 19)

Project Budget: \$6,212,931

Engineer of Record: Chicago Department of Transportation

General Contractor: MQ Construction Company

41.06% MBE | 81.30% Minority Journeyworkers | 94.03% Minority Apprentices



*Project completed as part of multi-year improvements at various locations.

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Chicago Department of Transportation (CDOT) Alley Reconstruction Program

Alley reconstruction is vital for ensuring proper drainage, enhancing accessibility and improving safety for residents and emergency services. Well-maintained alleys contribute to the overall infrastructure resilience of the city particularly in densely populated neighborhoods.

PBC's neighborhood alley improvements enhanced accessibility, drainage, and overall infrastructure reliability for residents and surrounding communities. The projects also included reconstruction of alley sewers, subgrade and pavement.

In 2025, PBC completed \$17.5M in investments in alley reconstruction work at 21 locations throughout the City of Chicago, representing nearly 3 miles of improvements, including over 200 tons of new asphalt, over 88,000 square yards of new concrete base, 4,000 linear feet of sewer main improvements, over 14,000 square feet of new sidewalks, and nearly 4,000 linear feet of curbs and gutters. PBC continues coordination with CDOT for additional alley reconstruction work in design and construction in 2026.



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Alleys (Various Locations) Package 3

W. Barry Avenue (Ward 32)
W. Drummond Place (Ward 43)
W. Belden Avenue (Ward 2)
W. Arthur Avenue (Ward 50)
W. Berteau Avenue (Ward 47)
W. Hortense Avenue (Ward 41)

Project Budget: \$4,366,333

Engineer of Record: Chicago Department of Transportation

General Contractor: Sumit Construction Co., Inc. (MBE)

61.49% MBE Participation | 95.11% Minority Journeyworkers

70.73% Minority Apprentices



Alleys (Various Locations) Package 4

N. Milwaukee Avenue (Ward 1)
W. Carroll Avenue (Ward 27)
W. Ohio Street (Ward 27)
W. 18th Street (Ward 25)
W. Hirsch Street (Ward 37)

Project Budget: \$4,708,550

Engineer of Record: Chicago Department of Transportation

General Contractor: MQ Construction Company

91.91% Minority Journeyworkers | 100.00% Minority Apprentices

94.58% Minority Laborers



Alleys (Various Locations) Package 5

W. Cermak Road (Ward 25)
W. Grand Avenue / W. Division Street (Ward 26)
W. Wellington Avenue (Ward 36)
W. Grand Avenue / W. Palmer Street (Ward 36)
W. LeMoine Street (Ward 29)
W. Thorndale Avenue (Ward 40)
W. Victoria Street (Ward 48)

Project Budget: \$5,876,848

Engineer of Record: Chicago Department of Transportation

General Contractor: Sumit Construction Co., Inc. (MBE)

49.58% MBE Participation | 91.16% Minority Journeyworkers

83.46% Minority Apprentices | 100.14% Minority Laborers



Alleys (Various Locations) Package 6*

W. Armitage Avenue (Ward 26)
N. Wilmont Avenue (Ward 32)
W. 23rd Street (Ward 25)

Project Budget: \$2,607,311

Engineer of Record: Chicago Department of Transportation

General Contractor: Capitol Cement Company, Inc.

113.96% Minority Journeyworkers | 100.00% Minority Laborers

62.23% City of Chicago Resident

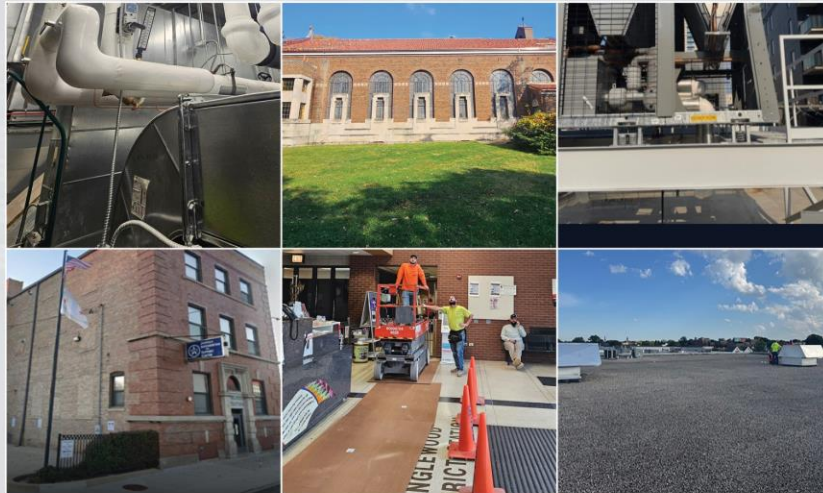


*Project completed as part of multi-year improvements at various locations.

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Department of Fleet and Facility Management (2FM) Capital Improvement Plan Projects

In 2025, PBC completed \$44.7M in facility upgrades at various locations on behalf of the City of Chicago's Department of Fleet and Facility Management (2FM) as part of their Capital Improvement Plan (CIP). These renovation projects provide critical upgrades to existing facilities, including roofing repairs and new roofing systems, MEP upgrades, new LED lighting, interior renovations, exterior improvements, masonry tuckpointing and façade repair work, along with life safety upgrades. PBC continues to collaborate with 2FM and User Agency partners on planning, design and construction services as part of the multi-year capital improvement program at various facilities in 2026.



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North Park Village (NPV) Projects

(Gym Building, Chapel Building and Administration Building)

Location: 5801 N. Pulaski Road (Ward 39)

Project Budget: \$5,178,525

Architect of Record: Koo, LLC (M/WBE)

Construction Manager: All Construction Group (MBE)

Chapel Building F Upgrades: 49.89% MBE | 76.63% Minority Journeyworkers

Administration Building C: 100% MBE



Central Hearing Facility Roof & MEP Upgrades

Location: 400 W. Superior Street (Ward 42)

Project Budget: \$11,061,558

Architect of Record: RADA Architects, Ltd. (WBE)

JOC Contractor: McDonagh Demolition, Inc.

38.14% WBE Participation | 99.93% Minority Laborers



Juvenile Intervention and Support Center

Location: 3900 S. California Avenue (Ward 12)

Project Budget: \$1,615,067

Architect of Record: HOH Group, Inc. (MBE)

Construction Manager: Henry Bros., Co.

100.00% City of Chicago Resident



7th District Police Station

Location: 1430 W. 63rd Street (Ward 16)

Project Budget: \$1,615,067

Architect of Record: JGMA (MBE)

JOC Contractor: Ujamaa Construction, Inc. (MBE)

32.28% MBE Participation



Pershing Road Center

Location: 1819 W. Pershing Road (Ward 12)

Project Budget: \$22,945,000

Architect of Record: Harding Mode Joint Venture (MBE)

Construction Manager: All Construction Group (MBE)

60.97% Minority Journeyworkers | 99.52% Minority Laborers



Police Motor Maintenance Garage 4 Renovations

Location: 3245 N. Campbell (Ward 47)

Project Budget: \$3,000,000

Architect of Record: Mode Architects (MBE)

JOC Contractor: K.R. Miller Contractors, Inc.

49.83% MBE/WBE Participation | 83.03% Minority Laborers



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Forest Preserves of Cook County Restroom Rehabilitation Projects

In 2025, the PBC completed \$5M in restroom rehabilitation on behalf of the Forest Preserves of Cook County. The project consists of the renovation of fourteen (14) existing restroom facilities for use by patrons of Busse Woods and Dan Ryan Woods. The renovation scope at the existing restroom locations was intended to provide envelope repairs, barrier-free access, and replacement of non-functioning or damaged elements. Repair work at the selected restroom facilities, included roofing, doors, lighting, and flooring replacement, cosmetic upgrades, including new toilet partitions, new finishes and new fixtures and accessories, along with associated infrastructure improvements.



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Project Locations:

Dan Ryan Woods Grove#2
Dan Ryan Woods Grove#4
Dan Ryan Woods Grove #9
Dan Ryan Woods Grove#10
Dan Ryan Woods Grove#16
Busse Forest Central Grove #4
Busse Reservoir Grove#17
Busse Boating Center
Busse Forest Main Dam Grove#26
Busse Forest Main Dam Grove#27
Busse Ned Brown Grove#28
Busse Elk Pasture
Busse Reservoir Boat Dock Grove
Busse Forest West Grove

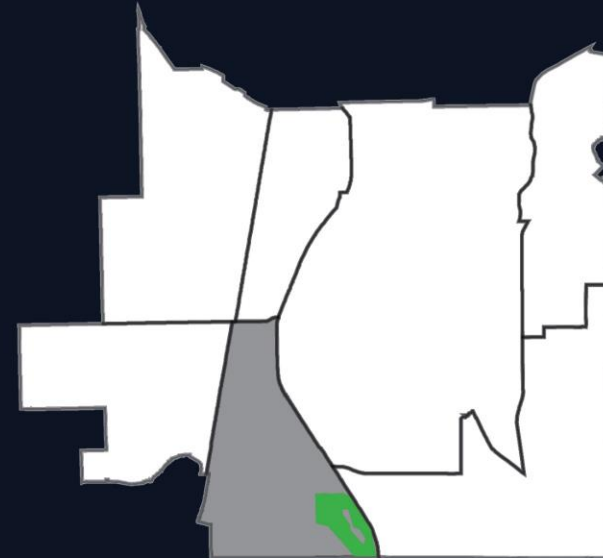
Location: Ward 18/19

Project Budget: \$5,000,000

Architect of Record: SMNG-A

General Contractor: ALFA Chicago, Inc. (MBE)

79.38% MBE Participation | 81.31% Minority Journeyworkers



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Economic Impact

Expanding Opportunities Through Public Investment

The PBC continued leveraging public investment to create economic opportunities for businesses, contractors, professional service firms, and local workers.

Through strategic procurement and inclusive contracting practices, the PBC helped expand participation opportunities for Minority-Owned Business Enterprises (MBEs) and Women-Owned Business Enterprises (WBEs).

MBE/WBE General Contractor and Professional Service Opportunities

The PBC maintained a strong focus on increasing participation opportunities for diverse firms across all procurement categories, including general contracting and professional services.

General Contractor and Professional Service Opportunities

The PBC's pre-qualified pools consist of firms of varying sizes and specialties.

Highlighted procurement categories include:

- ★ Pre-Qualified General Contractors
- ★ Job Order Contracting
- ★ Specialty Contractors
- ★ Engineer of Record / Architect
- ★ Professional Service Firms

Projects completed in 2025 total **\$60,506,982** as paid to date. These projects have achieved **35.21%** or **\$21,301,595** MBE participation and **12.72%** or **\$7,697,888** WBE participation.

At year's end, more than **\$12,810,875** paid to date on professional administrative services contracts, a combined total of **67.59%** MBE/WBE participation was achieved.

MBE participation was comprised of **58.86%** or **\$7,541,078** and WBE participation was comprised of **8.72%** or **\$1,117,319**.

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Effective Management of Taxpayer Resources

The PBC continued prioritizing fiscal responsibility and transparency through disciplined project management, cost monitoring, and procurement oversight.

By maintaining a strong focus on accountability and operational efficiency, the PBC delivered projects that balanced quality, schedule, and budget considerations.



Capital Planning



Web Based Invoice & Payment System



Accounts Payable



Auditing



Project Accounting

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A Look Ahead

As the PBC looks ahead to 2026, the organization remains focused on delivering impactful infrastructure investments that strengthen communities, support agency partners, and improve public facilities.

Future priorities include:

- Continued investment in neighborhood infrastructure
- Expansion of sustainable and resilient design practices
- Enhanced workforce and contractor participation initiatives
- Strengthened community engagement efforts
- Continued modernization of public facilities

The PBC remains committed to building projects that deliver lasting value for Chicago residents and communities.

Contracts Awarded/ In-Progress

EMERGENCY MEDICAL SERVICES (EMS) ADDITION

PERSHING ROAD BUILDING UPGRADES

SACHS CLINIC RENOVATIONS

PUBLIC SAFETY HEADQUARTERS RENOVATIONS

KENWOOD ACADEMY LINK AND MECHANICAL PROJECT

FPDCC METAL BUILDINGS – MCGINNIS

FPDCC BEAUBIEN WOODS BOAT LAUNCH RESTROOMS AND UTILITIES

CITY COLLEGES OF CHICAGO SCHOOL OF NURSING

CCC MALCOLM X COLLEGE (MXC) WEST CAMPUS ADDITION AND RENOVATION

KELLS (GEORGE) PARK FIELDHOUSE

HALL LIBRARY RENOVATIONS

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

LINCOLN SQUARE BROWN LINE AREA IMPROVEMENTS

DWM NEW OPERATIONS FACILITY

CDOT CAPITAL PROGRAM - WPA STREET RECONSTRUCTION (Various Locations)

W. 112th Street

S. Oakley Avenue / Garfield Blvd. and S. Oakley Avenue / 58th Street

W. Barry Avenue

N. Mason Avenue, W. 56th Place, and S. Hoyne Avenue

W. 58th Street, S. Washtenaw Avenue and W. 57th Street

W. 89th Street, S. Central Park Avenue, S. Holland Road

W. 106th Street

W. Bryn Mawr Ave./N. Knox Ave. and W. Bryn Mawr Ave. / N. Lawler Ave.

CDOT CAPITAL PROGRAM - ALLEYS (Various Locations)

Package 6: 3 Locations

Package 7: 9 Locations

Procurement

CDOT CAPITAL PROGRAM – ALLEYS (Package 8): 7 Locations

CDOT CAPITAL PROGRAM – ALLEYS (Package 9): 4 Locations

SHERMAN PARK LIBRARY - REPAIRS AND RENOVATIONS

Design

TITLE II TRANSITION PLAN: Various Locations

MORGAN SHOAL REVETMENT RECONSTRUCTION

CDOT CAPITAL PROGRAM – ALLEYS (Package 10): 4 Locations

CDOT CAPITAL PROGRAM – WPA STREET RECONSTRUCTION: S. Avalon Avenue and W. 119th Street

FPDCC LED LIGHTING REPLACEMENT DISTRICTWIDE

FPDCC METAL BUILDINGS – TINLEY PARK

Planning

MAYFAIR BRANCH LIBRARY

CCC MALCOLM X COLLEGE (MXC) WASHINGTON PARK CAMPUS

CDOT SHORELINE RESTORATION (67TH St. – 75th St.) FEASIBILITY STUDY

GAGE PARK BRANCH LIBRARY

An aerial, black-and-white photograph of a large-scale construction project. The central focus is a multi-story building's steel framework, showing numerous horizontal and vertical beams. A tall construction crane is positioned vertically along the right side of the building's frame. The surrounding area includes other urban buildings, a street with some vehicles, and construction equipment on the ground. The overall scene conveys a sense of large-scale urban development.

Thank you