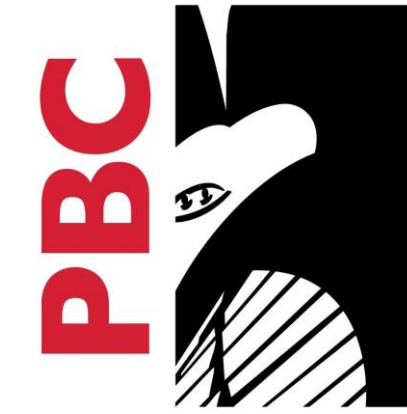


Public Building Commission of Chicago



Meeting Minutes

JULY 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 Whittle

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 JULY 14, 2026 at 2:30 P.M.**

The following Commissioners were present:

Brandon Johnson, Chairman
Robert Castaneda
Sean B. Harden
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Kari K. Steele - 8

Attendees present were:

Ray Giderof, Executive Director

I. Aguayo	J. Higgins	L. Neal
J. Beatty	G. Johnson	R. Parikh
G. Blakemore	G. Johnson	B. Payne
J. Borkman	J. Joiner	J. Pietrzyk
S. Carrillo	M. Keys	S. Regester
P. Doyle	R. Kloth	J. Rodriguez
Q. Edwards	S. Kressady	F. Rico
C. Ellis	K. LaJeune	T. Foucher-Weekley
M. Fernandez	M. Loera	A. Wiggins
D. Flanigan	R. Manning*	R. Williams
T. Garth	B. McCoy	M. Witry
L. Giderof	P. Modi	S. Yalda
R. Guidice	P. Montenegro	
G. Herrera	L.D. Neal	

* Remote

The meeting was called to order by the Chairman and the presence of a quorum was established.

The Chairman 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.

George Blakemore had registered to provide comments during the public participation period. He provided comments regarding the need to provide additional jobs and contracts for black people and the need for economic development in neighborhoods.

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 June 9, 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 June 9, 2026 board meeting were unanimously approved.

The Commissioners were next presented with a report by the Audit Committee regarding a meeting held on July 2, 2026. Commissioner Randall presented a report of the meeting which is summarized as follows:

The PBC's Director of Finance reported on the planned submission of the PBC's Annual Comprehensive Financial Report (ACFR), to be submitted in conjunction with the Commission's Basic Financial Statements for Year Ended December 31, 2025.

PBC's auditor, CliftonLarsonAllen LLP (CLA), provided the required auditor communications related to the draft audited financial statements for the year ended December 31, 2025. CLA anticipates issuing an unmodified audit opinion on the 2025 financial statements and reviewed the Required Communication Letters with the Audit Committee.

The Executive Director thanked the Audit Committee, the PBC Finance team and their partners at CLA for their work on this audit. He also acknowledged the collective positive impact made in the communities where the PBC works and assured the Audit Committee that the team remains focused on the diversity of work underway.

The Audit Committee accepted the reports.

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations Committee held on July 8, 2026. The Administrative Operations Committee report is summarized as follows:

The Director of Procurement presented three task order awards: two for Environmental Engineering Specialty Consultant Services and one for Construction Material Testing and Inspection Services. An additional procurement update included:

- The bid opening for Contracts C1631 and C1632 for CDOT's Capital Program – Alleys at various locations for Package 8 and Package 9.

The Executive Director reported on the ratification of a Change Order for the Lincoln Square Brown Line Area Improvements totaling \$46,261.09 and provided updates on outreach efforts.

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

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. 8834

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Change Order as indicated on the document entitled, “Summary Report of Change Order 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:

Chairman Brandon Johnson, Robert Castaneda,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari Steele - 8

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of a Resolution commending the Seventieth (70th) Anniversary of the Public Building Commission of Chicago.

The Executive Director read into the record the following Resolution:

RESOLUTION NO. 8835

WHEREAS, the Public Building Commission of Chicago (“PBC”) is a municipal corporation established pursuant to the provisions of the Public Building Commission Act of the State of Illinois (50 ILCS 20/1 et. seq.), which was adopted by the Illinois Legislature on July 5, 1955; and

WHEREAS, in 1956, six municipal corporations joined the organization of the Public Building Commission of Chicago, namely: the City of Chicago; the County of Cook; the Forest Preserve District of Cook County; the Board of Education, the Metropolitan Sanitary District now known as Metropolitan Water Reclamation District of Greater Chicago; and the Chicago Park District; and

WHEREAS, on July 26, 1956, the inaugural meeting of the Public Building Commission of Chicago was convened, formally initiating a collaborative and innovative intergovernmental approach to planning, designing, and constructing public facilities on behalf of its client partners that serve the residents of Chicago and Cook County; and

WHEREAS, over the past 70 years, the PBC has successfully delivered a long history of essential award-winning public projects, beginning with its first and most iconic undertaking – the Chicago Civic Center - now known as the Richard J. Daley Center- a symbol of government accessibility and excellence in modern civic design; and

WHEREAS, the PBC has strengthened Chicago’s educational infrastructure through the Modern Schools Across Chicago Program, new construction and renovation projects for Chicago Public Schools, and development of City Colleges of Chicago facilities, including Kennedy-King College, Malcom X College West Campus, and other major campus renovations and additions; and

WHEREAS, the PBC has enhanced community access to cultural and informational resources by delivering new branch libraries, library renovations, YOUmedia Centers, ensuring that communities across Chicago have welcoming and modern spaces to gather, learn, and create; and

WHEREAS, the PBC has advanced public safety and emergency response with modern, high-tech, and energy efficient police stations, fire stations and other essential facilities, including the Joint Public Safety Training Campus and the Emergency Medical Services Addition; and

WHEREAS, the PBC has provided critical program management services during the development of Millennium Park, overseeing the conversion of former rail yards and parking facilities into a world class public space, that strengthened Chicago’s global reputation in urban design and cultural innovation; and

WHEREAS, the PBC has enriched community life through the development of neighborhood parks, renovations and enhancements at forest preserve facilities, new park district fieldhouses, the 31st Street Harbor project, lakefront development strategies, and numerous facilities for seniors, youth and other vital civic functions; and

WHEREAS, the PBC has delivered essential infrastructure improvements, including the WPA Street Reconstruction and Alley Reconstruction programs, and citywide capital renovation projects, while integrating sustainable strategies and energy-efficiency initiatives that modernize public assets and operations; and

WHEREAS, the PBC has advanced equitable economic opportunities for businesses, contractors, professional service firms, and local residents, by implementing robust community hiring initiatives, promoting local participation, and partnering with trade unions, assist agencies, and community-based organizations to ensure access to meaningful participation and employment on PBC-managed projects; and

WHEREAS, the PBC has further supported youth and emerging talent through its Student Hiring Initiative, career exposure events and on-site learning experiences that introduce Chicago’s students and young adults to pathways in architecture, engineering, construction, project management, and public service; and

WHEREAS, through these outreach and student engagement initiatives, the PBC has strengthened community connections, expanded local career opportunities, and ensured that public projects provide benefits not only through the facilities they create but also through the economic development and educational opportunities they generate; and

NOW, THEREFORE, BE IT RESOLVED, that the Public Building Commission of Chicago hereby commemorates its 70th Anniversary and extends its sincere appreciation for seven decades of exemplary public service to the residents of the City of Chicago and Cook County; and

BE IT FURTHER RESOLVED, that this body recognizes the dedicated contributions of Chairman Johnson, the current Board of Commissioners, Executive Director, and staff, along with former Commissioners, leadership, and staff, partner agencies, and community stakeholders who have guided and supported the PBC's enduring impact; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be provided to each board member in honor of this historic anniversary and in celebration of the PBC's continued mission to improve lives through public architecture and infrastructure.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari Steele - 8

Commissioners voting in the negative:

None

At the conclusion of the presentation, Chairman Johnson congratulated the Executive Director, Staff and the Board of Commissioners of the Public Building Commission for seventy (70) years of accomplishments including providing opportunities for the hiring of minority and female workers and contractors on public construction projects. He also commended the foresight and vision of the individuals who joined together to establish the Public Building Commission seventy (70) years ago. Commissioner Sax also stated that he is honored to have served on the Commission for fifty-five years and praised the Commission's legacy and accomplishments.

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 that the Public Building Commission has continued its outreach and community engagement efforts and provided an update of activities that have occurred since the last board meeting of the Public Building Commission. His report included the following events and activities:

During June 2026, the Public Building Commission and its representatives hosted the Tenth (10th) Quarterly Assist Agency Conference with the next quarterly conference being scheduled for September 24, 2026. The Executive Director further advised that an aldermanic update was provided to Third (3rd) Ward Alderman Pat Dowell regarding the Malcolm X South Campus Project, and an aldermanic update was also provided to Twentieth (20th) Ward Alderman Jeanette Taylor regarding the Sherman Park Branch Library Renovations Project. During July 2026, Public Building Commission staff participated in the Government Finance Officers Association (GFOA) 120th Annual Conference as part of the “Hot Topics in Procurement” panel discussion.

The Executive Director also presented to the Commissioners a draft of the 2025 Year in Review report which provided a comprehensive overview highlighting the Public Building Commission’s accomplishments, key initiatives and progress to advance City of Chicago and Cook County infrastructure and public projects during the past year. Under the leadership of Chairman Johnson, the Board of Commissioners and its partners, the Public Building Commission delivered nearly \$95 million in project investments across the City of Chicago and Cook County including multiple roadway improvements with new streets and alleys, critical capital renovation at City of Chicago facilities and restroom rehabilitation projects for the Forest Preserve District of Cook County. In collaboration with the Chicago Department of Transportation (CDOT), the Public Building Commission completed Works Progress

Administration (WPA) street reconstruction project at eleven (11) different locations and alley reconstruction work at twenty-one (21) different locations. The infrastructure improvements represented nearly 4.5 miles of improvements with 50,000 square feet of new sidewalks along with new curbs and gutters and associated water, sewer and landscape improvements. In collaboration with the Department of Fleet and Facilities Management (2FM), the Public Building Commission completed eight (8) capital improvement projects including roof repairs and replacements, MEP upgrades, LED lighting, interior renovations with life safety upgrades and masonry façade repairs. In addition, at Busse Woods and Dan Ryan Woods, restroom rehabilitation projects were completed at fourteen (14) different locations on behalf of Cook County. As of December 31, 2025, such projects represented 35% MBE participation and 13% WBE participation as the Public Building Commission continues its commitment to a diverse workforce and participation in opportunities for minority and women owned businesses. In addition, over \$12 million was paid on professional administrative services contracts, MBE participation was comprised of approximately 59%, and WBE participation was comprised of approximately 9%. In conclusion, the report provided “A Look Ahead” to the diverse range of projects in the Public Building Commission’s portfolio as the Public Building Commission strives to continue to engage and renew partnerships and deliver successful projects on behalf of all of its client partners.

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 to award Contract C1631 for the Chicago Department of Transportation (CDOT) Capital Program – Alleys at Various Locations Package 8 (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On July 7, 2026,

sealed bids were received from five (5) contractors. Following a review of the bid documents, it was recommended that Contract C1631 be awarded to Sumit Construction Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8836

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1631, the Chicago Department of Transportation (CDOT) – Alleys at Various Locations – Package 8 (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Sumit Construction Company, Inc.	\$4,805,675.30	\$4,514,931.94
Capitol Cement Company, Inc.	\$4,895,186.80	\$4,615,182.12
BOWA Construction	\$4,979,261.21	\$4,730,298.15
MYS Incorporated	\$5,676,870.27	\$5,540,625.38
MQ Sewer & Water Contractors, Inc. dba MQ Construction Company	\$6,455,289.75	\$6,197,078.16

WHEREAS, the bid of Sumit Construction Company, Inc. was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Sumit Construction Company, Inc. has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company of America, corporate surety, authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract C1631 be awarded to Sumit Construction Company, Inc. and that Travelers Casualty and Surety Company of America, the proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby awards to Sumit Construction Company, Inc. Contract C1631 for the Chicago Department of Transportation (CDOT) – Alleys at Various Locations – Package 8 pursuant to the terms thereof for the contract price of \$4,805,675.30 (including Contingency and Allowances) and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in

the form set forth in the contract documents comprising Contract No. C1631, subject to the completion and delivery to the Commission of said form of bond by Sumit Construction Company, Inc. and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$4,805,675.30 (including Contingency and Allowances) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari Steele - 8

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval to award Contract C1632 for the Chicago Department of Transportation (CDOT) Capital Program – Alleys at Various Locations Package 9 (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On July 9, 2026, sealed bids were received from five (5) contractors. Following a review of the bid documents, it was recommended that Contract C1632 be awarded to Zenith Construction and Engineering Services, LLC. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8837

WHEREAS, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1632, the Chicago Department of Transportation (CDOT) – Alleys at Various Locations – Package 9 (the “Project”):

	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
Zenith Construction and Engineering Services, LLC	\$2,259,993.85	\$2,133,434.19
Sumit Construction Company, Inc.	\$2,276,286.80	\$2,148,814.74
Capitol Cement Company, Inc.	\$2,452,497.50	\$2,312,214.64
Bowa Construction	\$2,492,308.54	\$2,367,693.11
MYS Incorporated	\$2,496,715.27	\$2,401,840.09

WHEREAS, the bid of Zenith Construction and Engineering Services, LLC was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Zenith Construction and Engineering Services, LLC has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company of America, corporate surety, authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract C1632 be awarded to Zenith Construction and Engineering Company, LLC and that Travelers Casualty and Surety Company of America, the proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby awards to Zenith Construction and Engineering Services, LLC Contract C1632 for the Chicago Department of Transportation (CDOT) – Alleys at Various Locations – Package 9 pursuant to the terms thereof for the contract price of \$2,259,993.85 (including Contingency and Allowances) and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. C1632, subject to the completion and delivery to the Commission of said form of bond by Zenith Construction and Engineering Services, LLC and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$2,259,993.85 (including Contingency and Allowances) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
Sean B. Harden, Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax and Kari Steele - 8

Commissioners voting in the negative:

None

A video was displayed commemorating the 70th Anniversary of the Public Building Commission of Chicago.

There being no further business to come before the Board of Commissioners, the meeting was adjourned.

Secretary

APPROVED:

Chairman



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

BOARD OF COMMISSIONERS

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 Executive Director
 Public Building Commission

MARY PAT WITRY
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JESSICA HIGGINS
 Assistant Secretary

TANYA FOUCHER-WEEKLEY
 Assistant Treasurer

July 14, 2026

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
 BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2023, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Environmental Engineering Services, Construction Material Testing & 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



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

July 2026

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Engineering	\$ 65,538.00
1	Environmental Engineering	\$ 143,272.26
1	Construction Material Testing & Inspection	\$ 148,255.00
		\$ 357,065.26

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Malcolm X College South Campus	Environmental Engineering	Consulting	ECS Midwest, LLC		\$ 65,538.00
Kells (George) Park Fieldhouse	Environmental Engineering	Consulting	AECOM Technical Services, Inc.		\$ 143,272.26
Kells (George) Park Fieldhouse	Construction Material Testing & Inspection	Consulting	ECS Midwest, LLC		\$ 148,255.00



EXHIBIT A

June 23, 2026

Via E-Mail: dkwasiborski@ecslimited.com

David Kwasiborski
ECS Midwest, LLC
216 West Jackson Blvd., Suite 1050
Chicago, IL 60606

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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

RE: Contract / Task Order
Number: 03740-PS3080D-002
Project Number and Name: 03740 Malcolm X College South Campus
Services: Environmental Engineering Services
User Agency: The Board of Trustees of Community College District No. 508

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080D for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and ECS Midwest, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of ECS Midwest, LLC's revised Task Order proposal, dated May 13, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$54,615.00 Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost
\$10,923.00 Not-To-Exceed 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 \$65,538.00 for Environmental Engineering 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. Fernandez 06/24/2026
Miguel F. Fernández Date
Senior Procurement Coordinator
James L. Borkman 06/24/2026
James L. Borkman Date
Director of Procurement



Recommendation of Award

Environmental Engineering Services – Phase I & Phase II ESA

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

Date: May 14, 2026

To: James Borkman
Director of Procurement

From: Justin Cafferty
Senior Design Manager

Distribution: Miguel Fernandez or Minnie Keys
03740-03-04-04-01

Subject: Recommendation of Award
Malcolm X College (MXC) Washington Park Campus
ECS
Environmental Engineering Scope of Services – Phase I & Phase II ESA

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **ECS** who has been pre-qualified to provide Environmental Engineering Services: Phase I and Phase II ESA, as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (I) Phase I ESA - Environmental Site Assessment;
- (II) Phase II ESA Scope of Work;
- (III) Site Specific Health & Safety Plan;
- (IV) Electromagnetic (EM) / Ground Penetrating Radar (GPR) Survey;
- (V) Test Pit Investigation;
- (VI) Phase II Environmental Site Assessment;
- (VII) and Remediation Cost Estimate.

On May 13, 2026, **ECS** 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 \$54,615 to complete the scope of work and \$10,923 in contingency costs, for a total proposed amount of \$65,538.

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

ECS should be assigned a Task Order, in the not-to-exceed amount of **\$54,615, with \$10,923 in contingency, for a total of \$65,538.**

End of Memorandum



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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A

June 23, 2026

Via E-Mail: denise.casalino@aecom.com

Denise Casalino
AECOM Technical Services, Inc.
303 East Wacker Drive, Suite 1400
Chicago, IL 60601

RE: **Contract / Task Order**
Number: 11340-PS3080B-003
Project Number and Name: 11340 Kells (George) Park Fieldhouse
Services: Environmental Engineering
User Agency: City of Chicago – Chicago Park District

Dear Contractor/Vendor:

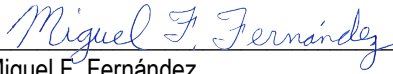
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080B for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and AECOM Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of AECOM Technical Services, Inc.'s revised Task Order proposal, dated May 19, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$119,393.55 Fee for Additional Environmental Engineering Services
as described in Attachment B – Schedule of Cost (Kells (George) Park
Fieldhouse - Design & Construction Oversight

\$23,878.71 Not-To-Exceed 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 **\$143,272.26** for Environmental Engineering 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

06/24/2026

Date


James L. Borkman
Director of Procurement

06/24/2026

Date



Recommendation of Award Environmental Engineering Services – Construction Oversight

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

Date: June 1, 2026

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
11340-03-04-04-01

Subject: Recommendation of Award
11340 Kells (George) Park Fieldhouse
AECOM Technical Services, Inc.
Environmental Engineering Scope of Services: **Construction Oversight**

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **AECOM Technical Services, Inc.** who has been pre-qualified to provide Environmental Engineering Services: Design & Construction Oversight, as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (i). Underground Storage Tank Removal;
- (ii). Soil Removal Oversight Services;
- (iii). Construction Meetings;
- (iv). Bid Specifications and Documents/Drawings;
- (v). Design and Bid Meetings; and
- (vi). Contractor Submittal Reviews.

On May 19, 2026, **AECOM Technical Services, Inc.** submitted a revised 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 \$119,393.55, to complete the scope of work and \$23,878.71 in contingency costs, for a total proposed amount of \$143,272.26.

Based on the review, we recommend that **AECOM Technical Services, Inc.** 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.

AECOM Technical Services, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$119,393.55, with \$23,878.71 in contingency, for a total of \$143,272.26.**

End of Memorandum

July 1, 2026

VIA EMAIL: sbierbaum@ecslimited.com

Scott Bierbaum
ECS Midwest, LLC
216 W. Jackson Blvd., Suite 1050
Chicago, IL 60606

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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

RE: **Contract / Task Order**
Number: 11340-PS3085B-001
Project Number and Name: 11340 Kells (George) Park Fieldhouse
Services: Construction Material Testing & Inspection
User Agency: City of Chicago - Chicago Park District

Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3082D for Construction Material Testing & Inspection Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and ECS Midwest, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of ECS Midwest, LLC's Task Order proposal, dated April 22, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

<u>\$148,255.00</u>	Fee for Construction Material Testing & Inspection Services as described in Attachment B – Schedule of Cost
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The value of this Task Order is a lump sum fee of **\$148,255.00** 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
Miguel F. Fernández
Senior Procurement Coordinator

07/01/2026

Date _____


James L. Borkman
Director of Procurement

07/01/2026

Date _____



Recommendation of Award – Material Testing and Inspection (ITL) Services

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

Date: May 13, 2026

To: James Borkman
Director of Procurement

From: Dennis Joplin
Project Manager

Distribution: Miguel Fernandez
11340-03-04-05-01

Subject: Recommendation of Award
11340 Kells (George) Park Fieldhouse
ECS Midwest, LLC
Material Testing and Inspection (ITL) Scope of Services

On April 16, 2026, the Public Building Commission of Chicago (PBC) requested a proposal from **ECS Midwest, LLC** to provide Construction Materials Testing and Inspection Services for the Kells (George) Park Fieldhouse on behalf of the Chicago Park District. The requested services include testing and inspection for:

- Division 03 – Concrete
- Division 04 – Masonry
- Division 05 – Metals
- Division 07 – Thermal and Moisture Protection
- Division 09 – Finishes
- Division 31 – Earthwork
- Division 32 – Exterior Improvements

On April 22, 2026, ECS Midwest, LLC submitted a revised proposal in the lump sum amount of \$148,255.00 for base scope to complete the above services.

Based on the review of the proposal, it is recommended that ECS Midwest, 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: ECS Midwest, LLC should be issued a Task Order in the lump sum amount of \$148,255.00.

End of Memorandum

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

EXHIBIT B.

**PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
July 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 (Including Previously Approved Changes)	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGES % (of Original Contract)
Lincoln Square Brown Line Area Improvements <i>W. Leland Ave., N. Western Ave. to N. Lincoln Ave. N. Lincoln Ave., W. Leland Ave. to Brown Line "L" Tracks N. Western Ave., W. Eastwood Ave. to W. Leland Ave.</i> Project Manager: Randy Williams	C1612	F. H. Paschen , S.N. Nielsen & Associates, LLC	\$8,447,005.67	\$0.00	\$8,447,005.67	\$46,261.09	\$8,493,266.76	0.55%

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Lincoln Square Brown Line Area Improvements

W. Leland Ave., N. Western Ave. to N. Lincoln Ave.
 N. Lincoln Ave., W. Leland Ave. to Brown Line "L" Tracks
 N. Western Ave., W. Eastwood Ave. to W. Leland Ave.

June 17, 2026*

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

CHNG	BULL	CONTRACT NUMBER C1612	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$8,447,005.67
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$8,447,005.67
001	1612-026	Provide labor, material and equipment to dispose and restore concrete base, curb, and asphalt paving section and install new concrete ramp associated with revisions to grading plans. (Error or Omission – User Agency AOR).	\$46,261.09

TOTAL CHANGE ADDITION	\$46,261.09
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$8,493,266.76

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1612 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 _____