



**PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
SEPTEMBER 3, 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 September 3, 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
Jordan Briggs, Neal and Leroy
Tanya Foucher-Weekley
Lisa Giderof
Patricia Montenegro
Bryant Payne (remote)
Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held August 6, 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 Surveyor Specialty Consultant Services to American Surveying & Engineering, Ltd., an MBE firm, in the amount of \$58,511.96 for the Title II Transition Plan.

The Director of Procurement also reported on the recommendation for the appointment of a firm to provide Design Architect through Engineer of Record Services for the Municipal Bus Station Safety and Security Feasibility Study located at 630 West Harrison Street.

The team reviewed the PBC's Letters of Interest and Qualifications (LIQ) database, which includes 142 architects and 73 engineers, to identify a firm with experience, availability, capability, and fundamental understanding required for the feasibility study.

After careful consideration, the recommendation is to appoint dbHMS, a Minority-Owned Business Enterprise firm, as Engineer of Record to conduct the feasibility study, and to award a task order-based Master Agreement in amount of \$10,000,000.00, consistent with the PBC's current Master Agreements.

dbHMS has demonstrated the following:

- Commitment to maximizing the utilization of MBE and WBE consultant firms
- Recent and relevant experience with engineering of similar types of existing facilities
- Capabilities to perform services for similar past projects with successful execution

Commissioner Randall requested general information regarding the project. Executive Director Giderof responded that the PBC approved a Partial Undertaking for the initiation of the feasibility study, which includes a safety and security assessment of the existing facility. Other agencies are coordinating work within the municipal bus station. The PBC is coordinating with 2FM and other City departments on the remaining scope following completion of the feasibility study. The PBC's initial task is the feasibility study itself. The Executive Director plans to update the board at a future meeting on the next steps of the project.

The Administrative Operations Committee accepted the reports provided by the Director of Procurement.

The Executive Director reported that there were no Field Orders above the reporting threshold. The full Field Order Report is listed below:

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: \$69,750.57 / Revised Contract Value: \$8,516,756.24.

035 8/26/2026 \$7,568.40 Provide labor, materials and equipment to furnish and install skate deterrence devices at (8) concrete benches located underneath the Western Avenue Brown Line.

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.

014 8/31/2026 \$19,142.20 Provide labor, materials and equipment and furnish two scuppers and downspouts on the north façade of the low roof and revisions to the location of the overflow downspout to the southwest corner of the building.

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

- A Change Order in the amount of \$24,018.72 for the Kenwood Academy Link and Mechanical Project to provide labor, materials and equipment associated with revisions to the CMU walls, wall infill, concrete slab demo and steel angle supports.
- A Change Order in the amount of \$23,489.48 for the Lincoln Square Brown Line Area Improvements Project to provide labor, material and equipment to demolish, dispose and re-grade and re-pour the bus turnaround slab and Plaza Area at south elevation near the north elevation of the CTA station.

- A credit Change Order in the amount of (\$100,000.00) for the CDOT Capital Program Alleys (various locations) Package 5 to deduct unused Sitework Allowance at various locations.
- A Change Order in the amount of \$87,094.36 for the Forest Preserve District of Cook County Restroom Rehabilitation Districtwide - Busse Woods to provide all labor, materials and equipment for roof repairs at (4) locations in Busse Woods associated with discovered conditions.

Commissioner Randall inquired about the scope of the roof repairs. Executive Director Giderof responded that the work included roof and shingle repair and replacement due to deteriorating conditions.

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

- The PBC attended an update meeting with 7th Ward Alderman Gregory Mitchell, representatives from CDOT, and the South Side Erosion Task Force regarding Shoreline Restoration Feasibility Study Project.
- The PBC with partners at 2FM, OPS, Path Construction, and electrical subcontractors, attended the *Powering Chicago* filming showcasing the City of Chicago's Emergency Medical Services Addition Project. The segment will air at a future date.
- The PBC attended the Municipal Bus Station Community Meeting with 34th Ward Alderman Bill Conway and City representatives.
- The PBC met with 14th Ward Alderman Jeylú Gutiérrez to provide an update regarding the Gage Park Branch Library.
- The PBC's Director of Compliance and team conducted virtual Community Hiring Sessions for recently awarded contracts for CDOT Alley Packages 7+ 8 +9.
- PBC staff attended University of Illinois System: Pathways to Procurement event at the UIC Forum.
- The PBC joined Mayor Brandon Johnson; partners at City Colleges of Chicago, including President Sanders; 28th Ward Alderman Ervin; and other elected officials at the Malcolm X College West Campus Addition and Renovation Project Community Center Naming Ceremony honoring U.S. Congressman Danny K. Davis.

The Administrative Operations Committee accepted the reports from the Executive Director.

The meeting was adjourned.