

Public Building Commission of Chicago



Meeting Minutes

APRIL 8, 2025

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 APRIL 8, 2025 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
Robert Castaneda
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall - 6
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Attendees present were:

Ray Giderof, Executive Director

T. Adams	M. Jefferies	M. Robinson
J. Beatty	G. Johnson	J. Rodriquez
G. Blakemore	S. Kressaty	K. Smith
J. Borkman	K. LeJeune	H. Staley
K. Dennis	L. Lypson	D. Taylor
P. Doyle	R. Manning*	T. Foucher-Weekley
E. Ellis	P. Montenegro	R. Williams
D. Flannigan	L. Neal	M. Witry
L. Giderof	B. Payne	

* Remote Participation

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

Thereupon, a public participation period was 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. George Blakemore had previously registered to provide comments during the public participation period. He provided comments regarding a police incident and the democratic and republican political parties.

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 on March 11, 2025. 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 11, 2025 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on April 1, 2025. The report of the AO Committee meeting is summarized as follows:

The Director of Procurement reported on the appointment of a firm to provide Engineer of Record Services for the Chicago Department of Transportation Shoreline Restoration (67th Street to 75th Street) Feasibility Study Project.

The Director of Procurement also provided a recommendation to approve an amendment for IT Services for Server Migration and Maintenance Services to Synapse.

The Executive Director reported on one Field Order and on various outreach opportunities.

The AO Committee accepted the recommendations and reports from the Executive Director.

RESOLUTION NO. 8775

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the amendment to Professional Services Agreement as indicated on the document entitled, “Proposed Amendment Report to the Administrative Operations Committee” and attached to the minutes of this meeting as Exhibit A.

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., Jose G. Maldonado, Jr.,
Toni Preckwinkle and Arnold Randall – 6

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 an initiative for the Public Building Commission to expand outreach efforts with the launch of a new text messaging service that will keep contractors and stakeholders informed regarding upcoming construction and professional services opportunities. In addition to the current email alert services, subscribers will now be able to receive text messages directly to their phones. The Executive Director also provided information regarding the following Public Building Commission activities and events that have been held since the last board meeting:

- On March 25, 2025, the Public Building Commission in coordination with the Chicago Park District and the 27th Ward Aldermanic Office held a community meeting at the Richard M. Daley Branch located at 733 N. Kedzie Avenue regarding the Kells (George) Park Field House so that residents could learn more about the project and engage with the PBC Team. Following the community meeting, a pre-submission conference and site visit was held on April 3, 2025 for Design Build Services. Phase 1 submissions for the Design Build Services are due on April 16, 2025.
- On March 26, 2025, the Public Building Commission attended the 31st Annual Membership Award Reception hosted by the African American Contractors Association (AACA) at the South Shore Cultural Center. AACA is one of the

PBC's assist agencies. By continuing to work closely with assist agencies, the PBC enhances partnerships, with minority and women-owned firms to increase awareness regarding available opportunities.

- On March 27, 2025, the Public Building Commission participated in the City of Chicago's Construction Summit held at the UIC Forum. The event was well attended and a networking opportunity for the Public Building Commission and its municipal partners as well as the contractors, vendors and suppliers who attended the event.
- On April 1, 2025, the Public Building Commission along with its partners at the Chicago Department of Transportation (CDOT), the Department of Water Management and the 15th Ward Aldermanic Office hosted a community meeting at 5644 S. Oakley regarding the Works Progress Administration Street Reconstruction Project (South Oakley Avenue, West Garfield Boulevard and South Oakley Avenue, West 58th Street). The purpose of the meeting was to introduce the Team and provide an update regarding the scope, logistics and schedule for the Project. The groundbreaking ceremony for the Project was held on April 3, 2025.
- On April 8, 2025, the Executive Director joined Chairman Johnson and Deputy Mayor Lori Lypson and municipal partners at the 2025 Construction Season Kick-Off Event, "Build Better Together". Executive Director Giderof stated that, under the guidance and leadership of Chairman Johnson and the Board of Commissioners and in collaboration with its municipal and county partners, PBC's completed work from 2024 and projected work for 2025 represents over \$200 million of investments in the community.

- On April 10 and April 14, 2025, the Public Building Commission will host virtual community hiring events for the Chicago Department of Transportation WPA Street Reconstruction Projects at seven locations. The virtual hiring events will be in addition to the in-person events that provide a unique platform for job applicants.
- On April 17, 2025, the Public Building Commission will host its Sixth (6th) Quarterly Assist Agency Conference at the Public Building Commission. The Assist Agency Conference plays a paramount role in informing small, minority and women-owned businesses regarding upcoming procurement opportunities with the Public Building Commission.
- On May 21, 2025, the Public Building Commission will host its Second (2nd) Annual Connection Session at Malcolm X College located at 1900 W. Jackson, Chicago, IL. This event will focus on upcoming opportunities with the Public Building Commission to provide on-site networking with the Public Building Commission's pre-qualified general contractors, pre-approved Job Order Contracting (JOC) firms, MBE and WBE firms, subcontractors, vendors, suppliers and assist agencies. In addition, administrators and students from Dawson Technical Institute will be invited and Dawson students will have an opportunity to meet directly with contractors to discuss employment opportunities.
- The final item reported by Executive Director Giderof was that the Joint Public Safety Training Campus Outdoor Scenario Village Phase 2 Project has been named a finalist for the prestigious Chicago Building Congress (CBC) Merit Award for Commercial Construction Projects under \$50 million. Representatives

from the Public Building Commission along with its partners from Berglund Construction, Moody Nolan and Brown and Momen, a minority-certified firm, presented the project to the panel of judges. He noted that the state-of-the-art infrastructure project supports the City of Chicago's continued efforts to provide comprehensive joint best practice training for the Chicago Fire Department, Chicago Police Department and the Office of Emergency Management and Communications.

Thereupon, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval to appoint a firm to provide Engineer of Record Services for the Chicago Department of Transportation (CDOT) Shoreline Restoration (67th Street to 75th Street) Feasibility Study Project. The Executive Director advised the Commissioners that the Public Building Commission had reviewed its Letters of Interest and Qualification (LIQ) Database consisting of 137 Architects and 72 Engineers interested in providing Architect and Engineer of Record (AOR/EOR), Design Architect, Engineering and Programming Architect services (the "AOR/EOR Services") to the Public Building Commission. Following review of the qualifications and availability of firms listed in the Database, and in collaboration with CDOT Management, it was recommended that the Public Building Commission appoint Milhouse Engineering and Construction, Inc., a minority-owned business enterprise (MBE) as Engineer of Record for the Project based upon the following qualifications: commitment to maximizing the utilization of MBE and WBE Consultant Firms; recent and relevant experience with design of similar types of projects; knowledgeable and experienced staff; proven experience in projects of civil, cultural and governmental sectors; extensive project experience within the communities of the South and West sides of Chicago; understanding of the public engagement process for outreach in the development of projects; and capabilities to

perform services for similar past projects with successful execution. Milhouse has committed to working with WSP USA on the Project.

Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8776

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of Milhouse Engineering and Construction, Inc., a minority-owned business enterprise (MBE) to provide Engineer of Record Services for the Department of Transportation Shoreline Restoration (67th Street to 75th Street) Feasibility Study Project under its existing Task Order based Master Agreement with the Public Building Commission (PS3038).

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., Jose G. Maldonado, Jr.,
Toni Preckwinkle and Arnold Randall - 6

Commissioners voting in the negative:

None

Chairman Johnson asked if the PBC has historically presented a Mid-Year Forecast for the PBC budget?

Executive Director Giderof responded that the PBC has not historically provided a Mid-Year Forecast Report for the budget. He further reported that in June 2025, the PBC will present the Year End Report regarding 2024 project completions and other forecasts.

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

Secretary

APPROVED:

Chairman

EXHIBIT A.

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 April 1, 2025

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement Authority	Amount of the Proposed Amendment	Revised Agreement Authority Including Proposed Amendments
1	PBC Administration	Synapse	PS1996 AM007	Information Technology Services: Server Migration and Maintenance Services	This amendment revises the Scope and Compensation of the Consultant related to IT support and services associated with the migration of the PBC's website hosting services. The Maximum Compensation and term of the Agreement remain unchanged. The scope of services included in this amendment are an extension of the services included in the original agreement.	\$870,000.00	\$0.00	\$870,000.00