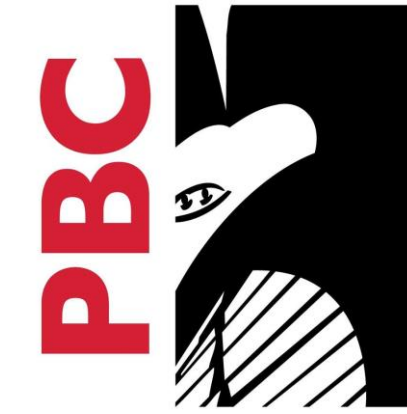


# Public Building Commission of Chicago



## Meeting Minutes

MAY 13, 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 MAY 13, 2025 at 2:30 P.M.**

**The following Commissioners were present:**

Mayor Brandon Johnson  
Robert Castaneda  
James F. Ellis, Jr.  
Sean B. Harden  
Jose G. Maldonado, Jr.  
Toni Preckwinkle  
Arnold Randall  
Samuel Wm. Sax  
Kari K. Steele  
David Todd Whittley - 10

**Attendees present were:**

Ray Giderof, Executive Director

N. Ayele	S. Gohil	P. Munsterman
J. Beatty	T. Graham	L. Neal
F. Berglund	G. Herrera	K. Newman
G. Blakemore	G. Johnson	B. Payne
E. Brown	J. Joiner	C. Ruiz
D. Dunmore	K. LaJeune	G. Singh
P. Doyle	L. Lypson	D. Taylor
C. Ellis	R. Manning*	T. Foucher-Weekley
L. Giderof	P. Montenegro	M. Witry

**\* 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, Kenneth Newman and Fred Berglund had previously registered to provide comments during the public

participation period. George Blakemore provided comments regarding jobs and contracts and miscellaneous political matters. Kenneth Newman provided comments on the need for additional or upgraded athletic facilities at various schools, compliance with the American with Disabilities Act (ADA) and revenues that could be obtained by advertising on various public buildings and facilities. Fred Berglund provided comments regarding the awards received by the Public Building Commission for the Joint Public Safety Training Campus project from the Chicago Building Congress. He also expressed appreciation on behalf of the Design Build Team (Berglund Construction, Moody Nolan and Brown and Momen) to the Public Building Commission, Alderman Emma Mitts and the Executive Director, Ray Giderof.

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 April 8, 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 April 8, 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 May 7, 2025. The report of the AO Committee meeting is summarized as follows:

The Director of Procurement reported on six (6) task order awards for Environmental Engineering, Environmental Reno/Demo and Geotechnic Specialty Consultant Services to all Minority Business Enterprise or Minority and Women Business Enterprise firms.

The Director of Procurement reported on the selection of firms to provide Photographic Documentation Services to the Public Building Commission.

The Director of Procurement also reported on Bid Openings for CDOT Projects, Contract C1620 and C1621 for Alley Projects, and Contract C1622 for WPA Street Reconstruction Projects.

The Executive Director reported on Field Orders and provided a recommendation to ratify a Change Order in the credit amount of (\$74,113.88) for the Dett Elementary

School Annex and Renovation Project. He also reported on various outreach opportunities.

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

A copy of the Task Order Report is attached hereto as **Exhibit “A”**.

### **RESOLUTION NO. 8777**

**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 Orders 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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Kari K. Steele and David Todd Whittley - 10

#### **Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval of the sale and assignment of existing agreement between the Public Building Commission and Tilton, Kelly + Bell, LLC. The Executive Director advised that the firm was approved by the Board of Commissioners to provide various services to the Public Building Commission under a Task Order Based Master Agreement (PS 3028) in November 2018. Recently, the firm was sold by its owners, Martha A. Bell and Michael J. Kelly, to Michelle K. Bowman and is now named Tilton, Kelly + Bell, PLLC. Pursuant to its Task Order Based Master Agreement, the new firm is seeking approval from the Board of Commissioners of the sale and assignment. Ms. Bowman has

committed to continuing to provide services to the Commission utilizing the same staff and the same or better level of service, including remaining a WBE Certified Firm and meeting or exceeding all Minority and Women Owned Business (MBE/WBE) goals. Executive Director Giderof advised the Commissioners that the PBC Staff have performed due diligence reviews of Tilton, Kelly + Bell, PLLC and its ownership. He then recommended approval of the proposed assignment of Task Order Based Master Agreement PS3028 from Tilton Kelly + Bell, LLC to Tilton Kelly + Bell, PLLC. Upon motion duly made and seconded, the following Resolution was approved:

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

**RESOLUTION NO. 8778**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the sale of Tilton Kelly + Bell, LLC to Tilton Kelly + Bell, PLLC and the assignment of the existing Task Order Based Master Agreement (PS3028) between the Public Building Commission of Chicago and Tilton Kelly + Bell, LLC to Tilton Kelly + Bell, PLLC for the continuation of AOR Services at the request of and on behalf of the Public Building Commission.

**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., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Kari K. Steele and David Todd Whitley - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of the appointment of firm(s) to provide Photographic Documentation Services to the Public Building Commission of Chicago. The Executive Director advised that a Request for Proposals (RFP) had been issued by the Public Building Commission on February 27, 2025 for Photographic Documentation Services. On March 20, 2025, four (4) proposals were received from the following interested firms: Moreno Architects, Ltd. d/b/a JGMA; Munsterman Services LLC d/b/a Multivista; Pixel Rated Media, Inc. and Reino Art LLC. The proposals were evaluated by an Evaluation Committee based upon the following criteria: qualifications, experience and past performance; qualifications and responses from Respondent's references; business and project approach; qualifications and relevant experience of key personnel; commitment to MBE and WBE participation and plan to achieve such goals; and cost proposal summary and hourly rates. Three (3) of the Respondents were identified as capable of providing the services and were invited to participate in an interview with the Evaluation Committee. After careful consideration, the Evaluation Committee recommends the appointment of the interviewed respondents, namely: Moreno Architects Ltd. d/b/a JGMA; Munsterman Services LLC d/b/a Multivista; and Pixel Rated Media, Inc. based upon their commitment to maximize MBE/WBE participation, abilities to provide high quality photographic services, their value-added ability to provide additional photographic documentation services to the PBC and agreement to negotiate reasonable costs for required services. Therefore, it was recommended that the Public Building Commission approve a Task Order Based Master Term Agreement for Photographic Documentation Services to be negotiated with each Respondent for an amount not to exceed \$500,000 for each firm and a term of three (3) years with two (2) additional one-year options. On motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8779**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the appointment of Moreno Architects, Ltd. d/b/a JGMA, Munsterman Services LLC d/b/a Multivista and Pixel Rated Media, Inc. to provide Photographic Documentation services to the the Public Building Commission pursuant to a Master Term Agreement to be negotiated with each firm for an amount not to exceed \$500,000 for each firm and a term on three (3) years with two (2) one-year extensions.

**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., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Kari K. Steele and David Todd Whitley - 10

**Commissioners voting in the negative:**

None

Commissioner Sax requested that the Executive Director provide samples of the work product for each of the firms to the Board of Commissioners at the next board meeting.

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 the following Public Building Commission activities and events that have taken place since the last board meeting:

- On April 9, 2025, the Public Building Commission participated in HACIA's Vertical Design Panel Discussion along with other representatives from the

Capital Development Board, DuPage County, and the University of Illinois-Chicago.

- Since the last board meeting, six (6) Community Hiring Events were conducted by the Public Building Commission for the CDOT Works Progress Administration (WPA) Street Reconstruction Project (Barry Avenue) and the Forest Preserve District's Beaubien Woods Boat Launch Restroom and Utilities. In addition, two (2) additional events are being planned, for May 15, 2025 and May 19, 2025, for the CDOT WPA Street Reconstruction Project.
- On April 17, 2025, the Public Building Commission hosted its Sixth (6<sup>th</sup>) Quarterly Assist Agency Conference along with representatives from the City of Chicago-Cook County Workforce Partnership, HACIA, Hire 360 and the Illinois State Black Chamber of Commerce. The next Assist Agency Conference is scheduled for July 17, 2025. 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. PBC staff was invited to attend the next meetings of HACIA and Hire 360.
- On April 28, 2025, Public Building Commission staff attended a Master Class presented by Harriet's Daughters on the topic of Diversity, Disparity and Discrimination and safeguarding inclusion programs in today's legal landscape.
- On May 1, 2025, Public Building Commission staff attended the Chicago Department of Aviation Expo and Job Fair at the University of Illinois-Chicago (UIC) Forum.
- On May 21, 2025, the Public Building Commission will host it's Second (2<sup>nd</sup>) Annual Connection Session at Malcolm X College located at 1900 West Jackson



Boulevard. This event will provide updates regarding PBC's upcoming projects, insight into conducting business with the PBC, and an opportunity for PBC's pre-qualified General Contractors and pre-approved Job Opportunity Contractors (JOC) firms to network with MBE/WBE firms, subcontractors, vendors, suppliers and assist agencies. In addition, administrators and students from Dawson Technical Institute and Chicago Public Schools' Chicago Build Program will have an opportunity to meet directly with contractors to discuss employment opportunities.

- The final item reported by Executive Director Giderof during his report was that the Joint Public Safety Training Campus Outdoor Scenario Village and Fire Phase 2 project has won two (2) awards from the prestigious Chicago Building Congress (CBC), namely: the Merit Award for Commercial Construction Projects under \$50 million, which recognizes projects for distinctive design and innovative approach to project challenges; and the inaugural Equity Champion Award, which recognizes project teams that have demonstrated exceptional commitment to promoting inclusion, diversity, equity and accessibility. Representatives from the Design Build Team, Berglund Construction, Moody Nolan, and Brown and Momen including Fred Berglund, Ernest Brown and DiJon Dunmore, were introduced during the meeting and received an ovation. The Executive Director noted that the state-of-the-art infrastructure project supported 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 award Contract C1620 for Chicago of Transportation Capital Program – Alleys at various locations, Package #3 (the “Project”): Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On April 17, 2025, sealed bids were received from three (3) contractors. Following a review of the bid documents, it was recommended that Contract C1620 be awarded to Sumit Construction, Inc. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8780**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1620, Chicago of Transportation Capital Program – Alleys at various locations, Package #3 (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
		<b><u>FIGURE</u></b>
Sumit Construction Company, Inc.	\$3,204,888.46	\$3,025,414.70
Bowa Group, Inc.	\$3,681,634.99	\$3,497,553.24
Pan-Oceanic Engineering Company, Inc.	\$4,150,228.45	\$3,932,341.45

**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 C1620 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 C1620 for the Chicago of Transportation Capital Program – Alleys at various locations, Package #3 pursuant to the terms thereof for the contract price of \$3,204,888.46 (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. C1620, 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 \$3,204,888.46 (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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Kari K. Steele and David Todd Whittley - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval to award Contract C1621 for Chicago of Transportation Capital Program – Alleys at various locations, Package #4 (the “Project”): Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On April 24, 2025, sealed bids were received from four (4) contractors. Following a review of the bid documents, it was recommended that Contract C1621 be awarded to MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8781**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1621, Chicago of Transportation Capital Program – Alleys at various locations, Package #4 (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
		<b><u>FIGURE</u></b>
MQ Sewer & Water Contractors, Inc.	\$3,665,714.25	\$3,460,434.25
Pan-Oceanic Engineering Company, Inc.	\$4,275,521.25	\$4,051,056.38
Sumit Construction Company, Inc.	\$4,525,622.75	\$4,272,187.88
Non-Responsive bidders	BASE BID	AWARD CRITERIA
		FIGURE
Bowa Group, Inc.	\$3,623,032.98	\$3,441,881.33

**WHEREAS**, the bid of MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company 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, MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company 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 Employers Mutual Casualty Company, 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 C1621 be awarded to MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company and that Employers Mutual Casualty Company, 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 MQ Sewer & Water Contractors, d/b/a MQ Construction Company Contract C1621 for the Chicago of Transportation Capital Program – Alleys at various locations, Package #4 pursuant to the terms thereof for the contract price of \$3,665,714.25 (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. C1621, subject to the completion and delivery to the Commission of said form of bond by MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company and Employers Mutual Casualty Company, as surety, in the principal amount of \$3,665,714.25 (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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Kari K. Steele and David Todd Whittley - 10

**Commissioners voting in the negative:**

None

The final item on the agenda was consideration of approval to award Contract C1622 for Chicago of Transportation Works Progress Administration (WPA) Street Reconstruction Project (North Mason Avenue; West 56<sup>th</sup> Place; South Hoyne Avenue) (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On May 6, 2025, sealed bids were received from three (3) contractors. Following a review of the bid documents, it was recommended that Contract C1622 be awarded to Pan-Oceanic Engineering Company, Inc. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8782**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1622, Chicago Department of Transportation Capital Program – Alleys at various locations Package #4 (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA FIGURE</u></b>
Pan-Oceanic Engineering Company, Inc.	\$7,164,497.98	\$6,720,299.11
MQ Sewer & Water Contractors, Inc.	\$7,350,797.28	\$6,939,152.63
Sumit Construction Company, Inc.	\$8,474,250.90	\$7,999,692.85

**WHEREAS**, the bid of Pan-Oceanic Engineering 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, Pan-Oceanic Engineering 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 Arch Insurance Company, 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 C1622 be awarded to Pan-Oceanic Engineering Company, Inc. and that Arch Insurance Company, 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 Pan-Oceanic Engineering Company, Inc. Contract C1622 for the Chicago Department of Transportation Works Progress Administration (WPA) Street Reconstruction Project (North Mason Avenue; West 56<sup>th</sup> Place; South Hoyne Avenue) pursuant to the terms thereof for the contract price of \$7,164,497.98 (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. C1622, subject to the completion and delivery to the Commission of said form of bond by Pan-Oceanic Engineering Company, Inc. and Arch Insurance Company, as surety, in the principal amount of \$7,164,497.98 (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:**

Mayor Brandon Johnson, Robert Castaneda,  
James F. Ellis, Jr., Sean B. Harden,  
Jose G. Maldonado, Jr., Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Kari K. Steele and David Todd Whittle - 10

**Commissioners voting in the negative:**

None

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

APPROVED:

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Secretary

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Chairman



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

**BOARD OF COMMISSIONERS**

Chairman  
**BRANDON JOHNSON**  
Mayor  
City of Chicago

**SAMUEL Wm. SAX**  
Chairman  
Financial Relations, Inc.

**TONI PRECKWINKLE**  
President  
Cook County Board of Commissioners

Treasurer  
**ARNOLD RANDALL**  
Executive Director  
Gaylord and Dorothy Donnelley  
Foundation

**JOSÉ G. MALDONADO, JR.**  
Business Representative/Organizer  
Chicago Regional Council of Carpenters

**DAVID TODD WHITLEY**  
Bishop  
Corinthian Temple Church of God in  
Christ

**JAMES F. ELLIS, JR.**  
Retired  
Laborers' Local 1001

**KARI K. STEELE**  
President  
Metropolitan Water Reclamation  
District of Greater Chicago

**ROBERT CASTANEDA**  
Commissioner  
Chicago Park District

**SEAN B. HARDEN**  
President  
Chicago Board of Education

**RAY GIDEROF**  
Executive Director  
Public Building Commission

**MARY PAT WITRY**  
Secretary

**JESSICA HIGGINS**  
Assistant Secretary

**TANYA FOUCHER-WEEKLEY**  
Assistant Treasurer

May 13, 2025

**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, Environmental Renovation/Demolition Services, Geotechnical 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

## May 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
2	Environmental Engineering	\$ 109,869.00
2	Environmental Renovation/Demolition	\$ 79,800.00
2	Geotechnical	\$ 100,107.60
		<b>\$ 289,776.60</b>

## Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Malcolm X College (MXC) West Campus Addition and Renovations	Environmental Engineering	Consulting	GSG Consultants, Inc.	MBE	\$ 90,117.00
CIP Police Motor Maintenance Garage 4 Renovation	Environmental Engineering	Consulting	Carnow, Conibear & Assoc., Ltd.	MBE/WBE	\$ 19,752.00
Hall Library	Environmental Reno/Demo	Consulting	Specialty Consulting, Inc.	MBE	\$ 41,340.00
Malcolm X College (MXC) West Campus Addition and Renovations	Environmental Reno/Demo	Consulting	Specialty Consulting, Inc.	MBE	\$ 38,460.00
Kells (George) Park Fieldhouse	Geotechnical	Consulting	GSG Consultants, Inc.	MBE	\$ 36,321.60
Malcolm X College Washington Park Campus	Geotechnical	Consulting	Geo Services, Inc.	MBE	\$ 63,786.00



EXHIBIT A.

March 10, 2025

VIA EMAIL: [asassila@gsg-consultants.com](mailto:asassila@gsg-consultants.com)

Ala Sassila  
GSG Consultants, Inc.  
735 Remington Road  
Schaumburg, IL 60173

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

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

**RE: Contract / Task Order**  
**Number:** 03720-PS3080F-001  
**Project Number and Name:** 03720 Malcolm X College (MXC) West Campus Addition and Renovations  
**Services:** Environmental Engineering  
**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 PS3080F for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and GSG Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of GSG Consultants, Inc.'s Task Order proposal, dated December 16, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

<u>\$88,350.00</u>	Not-To-Exceed Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost
<u>\$1,767.00</u>	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 **\$90,117.00** 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.

A handwritten signature in black ink, appearing to read 'Minnie Keys', written over a horizontal line.

Minnie Keys  
Procurement Coordinator

03/10/2025

Date

A handwritten signature in blue ink, appearing to read 'James L. Borkman', written over a horizontal line.

James L. Borkman  
Director of Procurement

03/12/2025

Date



## Recommendation of Award

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

Date: February 5, 2025  
To: James Borkman  
Director of Procurement  
From: Paulo C. Hernande  
Senior Project Manager  
Commission Representative  
Subject: Recommendation of Award  
Malcolm X College – West Campus Addition and Renovation Project  
PBC Project No. 03720  
GSG Consultants, Inc.  
Environmental Engineering Services and Oversight  
File Code: 03720-03-04-07-01

On December 16, 2024, the Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to GSG Consultants, Inc. (GSG) to provide the following Environmental Services at the Malcolm X College – West Campus Addition and Renovation Project:

- Task I – Underground Storage Tank (UST) Removal Oversight Services
- Task II – Soil Removal Oversight Services
- Task III – Construction Meetings
- Task IV – Contractor Submittal Reviews

On December 20, 2024 GSG submitted their proposal (dated December 16, 2024) to complete the above stated services in a lump sum amount not to exceed **\$90,117.00**.

Based on a review of the proposal, it is recommended that GSG be selected to complete the work, based on the following:

- GSG has a clear understanding of the project requirements as listed in the RFP Scope of Work,
- GSG has previously performed this type of work on other PBC projects,
- GSG has provided fair and reasonable pricing,
- GSG is committed to comply with the PBC's MBE/WBE Goals,

GSG should be issued a Task Order in the Not-To-Exceed lump sum amount of **\$90,117.00** to complete these services.

**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.

April 1, 2025

VIA EMAIL: [dbremer@ccaltd.com](mailto:dbremer@ccaltd.com)

David Bremer  
Carnow, Conibear & Associates, Ltd.  
600 W Van Buren, Suite 500  
Chicago, IL 60607

**CORRECTED**  
**MWBE Plan Approval**

**RE: Contract / Task Order**  
**Number:** 09110-PS3080C-001  
**Project Number and Name:** 09110 CIP Police Motor Maintenance Garage  
4 Renovations  
**Services:** Environmental Engineering  
**User Agency:** Department of Fleet and Facility Management

**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080C for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Carnow, Conibear & Associates, Ltd. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Carnow, Conibear & Associates, Ltd.'s Task Order revised proposal, dated March 21, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

<u>\$16,460.00</u>	Environmental Engineering Services for Soil Removal Oversight Services, Construction Meetings, and Contractor Submittal Reviews
<u>\$3,292.00</u>	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 **\$19,752.00** 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.

Minnie Keys  
Procurement Coordinator

04/01/2025

Date

James L. Borkman  
Director of Procurement

04/02/2025

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: March 25, 2025

To: James Borkman  
Director of Procurement

From: Jose Barajas  
Project Manger

Distribution: Miguel Fernandez  
09110-03-04-04-01

Subject: Recommendation of Award  
**CIP Police Motor Maintenance Garage 4 Renovations**  
**Carnow, Conibear & Assoc., Ltd.**  
Environmental Engineering Scope of Services: **Construction Oversight**

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Carnow, Conibear & Assoc., Ltd.** 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). Soil Removal Oversight Services;
- (ii). Construction Meetings;
- (iii). Bid Specifications and Documents/Drawings;
- (iv). Design and Bid Meetings; and
- (v). Contractor Submittal Reviews.

On March 21, 2025, **Carnow, Conibear & Assoc., Ltd.** 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 \$16,460, to complete the scope of work and \$3,292 in contingency costs, for a total proposed amount of \$19,752.

Based on the review, we recommend that **Carnow, Conibear & Assoc., Ltd.** 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.

**Carnow, Conibear & Assoc., Ltd.** should be assigned a Task Order, in the not-to-exceed amount of **\$16,460, with \$3,292 in contingency, for a total of \$19,752.**

**End of Memorandum**



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Chicago, Illinois 60602  
(312) 744-3090  
Fax: (312) 744-8005  
[www.pbcchicago.com](http://www.pbcchicago.com)

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

EXHIBIT A.

March 6, 2025

VIA EMAIL: [asaenz@spc-inc.com](mailto:asaenz@spc-inc.com)

Arturo Saenz  
Specialty Consulting, Inc.  
623 Cooper Court  
Schaumburg, IL 60173

RE: **Contract / Task Order**  
**Number:** 08335-PS3081G-001  
**Project Number and Name:** 08335 Hall Library  
**Services:** Environmental Renovation/Demolition  
**User Agency:** Department of Fleet and Facility Management

**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081G for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Specialty Consulting, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Specialty Consulting, Inc.'s Task Order proposal, dated February 06, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$34,450.00 Not-To-Exceed Fee for Additional Environmental Renovation/Demolition Services as described in Attachment B – Schedule of Cost

\$6,890.00 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 \$41,340.00 for Environmental Renovation/Demolition 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.

Minnie Keys  
Procurement Coordinator

03/06/2025

Date

James L. Borkman  
Director of Procurement

03/06/2025

Date



## Recommendation of Award - Environmental Reno/Demo 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: February 27, 2025

To: James Borkman  
Director of Procurement

From: Jose Barajas  
Project Manager

Distribution: Miguel Fernandez  
08335-03-04-04-01

Subject: Recommendation of Award  
**Hall Library**  
**Specialty Consulting Inc.**  
Environmental Renovation/Demolition Services

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

1. ACM Abatement Project Management and Air Sampling;
2. LBP Abatement Project Management, Air Sampling and Clearance Sampling;
3. Hazardous Materials Removal and Disposal Oversight;
4. Renovation Activities;
5. Hazardous Materials Specifications;
6. Hazardous Materials Drawings;
7. ACM Abatement Specification Modification;
8. ACM Abatement Drawings;
9. LBP Mitigation Specification Modifications;
10. LBP Mitigation Drawings;
11. Design and Bid Meetings;
12. Construction Meetings;
13. Submittals Review.

On February 6, 2025, **Specialty Consulting Inc.** 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 \$34,450.00 to complete the scope of work and \$6,890.00 in contingency costs, for a total proposed amount of \$41,340.00.

Based on the review, we recommend that **Specialty Consulting 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.

**Specialty Consulting Inc.** should be assigned a Task Order, in the not-to-exceed amount of **\$34,450.00**, with **\$6,890.00** in contingency, for a total of **\$41,340**.

**End of Memorandum**





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Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

EXHIBIT A.

April 23, 2025

VIA EMAIL: [asaenz@spc-inc.com](mailto:asaenz@spc-inc.com)

Arturo Saenz  
Specialty Consulting, Inc.  
623 Cooper Court  
Schaumburg, IL 60173

**RE: Contract / Task Order**  
**Number:** 03720-PS3081G-001  
**Project Number and Name:** 03720 Malcolm X College (MXC) West  
Campus Addition and Renovations  
**Services:** Environmental Renovation/Demolition  
**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 PS3081G for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Specialty Consulting, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Specialty Consulting, Inc.'s revised Task Order proposal, dated March 17, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$32,050.00 Not-To-Exceed Fee for Basic Services as described in Attachment B  
– Schedule of Cost

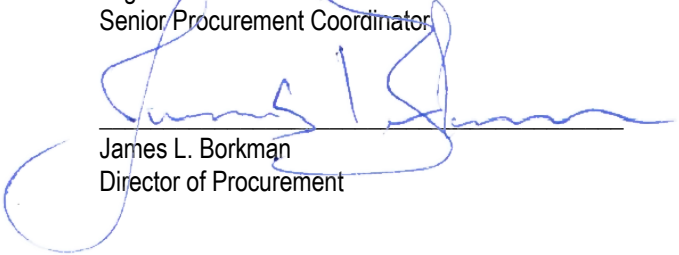
\$6,410.00 Not-To-Exceed Contingency to be authorized in writing by the Public  
Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$38,460.00** for Environmental Renovation/Demolition 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

04/23/2025

Date

  
James L. Borkman  
Director of Procurement

04/23/2025

Date



## Recommendation of Award Environmental Engineering Services – Renovation / Demolition

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

Date: March 20, 2025

To: James Borkman  
Director of Procurement

From: Paulo C. Hernandez  
Senior Project Manager

Distribution: Miguel Fernandez or Minnie Keys  
03720-03-04-04-01

Subject: Recommendation of Award  
**Malcolm X College – West Campus Addition and Renovations**  
**Specialty Consulting, Inc.**  
Environmental Engineering Scope of Services: **Renovation / Demolition**

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **SPC Specialty, Inc.** on March 6, 2025, who has been pre-qualified to provide Environmental Engineering Services: Renovation / Demolition, as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- A. ACM Abatement Project Management and Air Sampling;
- B. Hazardous Materials Removal and Disposal Oversight;
- C. Construction Meetings;
- D. Contractor Submittal Reviews.

On March 17, 2025, **SPC Specialty, Inc.** 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 \$32,050.00 to complete the scope of work and \$6,410.00 in contingency costs, for a total proposed amount of \$38,460.00.

Based on the review, we recommend that **SPC Specialty, 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.

**SPC Specialty, Inc.** should be assigned a Task Order, in the not-to-exceed amount of **\$32,050.00, with \$6,410.00 in contingency, for a total of \$38,460.00.**

**End of Memorandum**



Richard J. Daley Center  
50 West Washington Street  
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(312) 744-3090  
Fax: (312) 744-8005  
[www.pbcchicago.com](http://www.pbcchicago.com)

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Executive Director  
RAY GIDEROF

EXHIBIT A.

April 10, 2025

VIA EMAIL: [asassila@gsg-consultants.com](mailto:asassila@gsg-consultants.com)

Ala Sassila  
GSG Consultants, Inc.  
735 Remington Road  
Schaumburg, IL 60173

RE: **Contract / Task Order**  
**Number:** 11340-PS3082D-001  
**Project Number and Name:** 11340 Kells (George) Park Fieldhouse  
**Services:** Geotechnical Investigation  
**User Agency:** City of Chicago - Chicago Park District

**Dear Contractor/Vendor:**

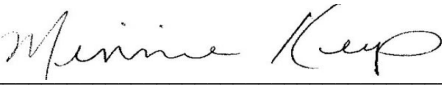
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3082D for Geotechnical Investigation Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and GSG Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of GSG Consultants, Inc.'s Revised Task Order proposal, dated March 27, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:


\$30,268.00 Not-To-Exceed Fee for Geotechnical Services as described in Attachment B – Schedule of Cost

\$6,053.60 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 **\$36,321.60** for Geotechnical Investigation 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.

  
\_\_\_\_\_  
Minnie Keys  
Procurement Coordinator

04/10/2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

04/10/2025  
\_\_\_\_\_  
Date



## Recommendation of Award - Geotechnical 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:** April 2, 2025

**To:** James Borkman  
Director of Procurement

**From:** Jose Barajas  
Project Manager

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

**Subject:** Recommendation of Award  
**Kells (George) Park Fieldhouse**  
**GSG Consultants, Inc**  
Geotechnical Scope of Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **GSG Consultants, Inc** who has been pre-qualified to provide Geotechnical Services as required at the above-named Project. We have reviewed the proposal submitted to perform the required services.

On March 27, 2025, **GSG Consultants, Inc** 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 \$30,268, to complete the scope of work and \$6,053.60 in contingency costs, for a total proposed amount of \$36,321.60.

Based on the review, we recommend that **GSG Consultants, 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.

**GSG Consultants, Inc** should be assigned a Task Order, in the not-to-exceed amount of **\$30,268, with \$6,053.60 in contingency, for a total of \$36,321.60.**

**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.

April 24, 2025

VIA EMAIL: [julianrueda@geoservicesinc.net](mailto:julianrueda@geoservicesinc.net)

Julian Rueda  
Geo Services, Inc.  
1235 East Davis Street  
Arlington Heights, IL 60005

RE: **Contract / Task Order**  
**Number:** 03740-PS3082C-001  
**Project Number and Name:** 03740 Malcolm X College Washington Park Campus  
**Services:** Geotechnical Investigation  
**User Agency:** The Board of Trustees of Community College District No. 508

**Dear Contractor/Vendor:**

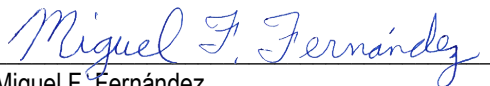
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3082C for Geotechnical Investigation Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Geo Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Geo Services, Inc.'s revised Task Order proposal, dated April 15, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$53,155.00 Not-To-Exceed Fee for Geotechnical Services as described in Attachment B – Schedule of Cost


\$10,631.00 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 \$63,786.00 for Geotechnical Investigation 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

04/24/2025

Date

  
James L. Borkman  
Director of Procurement

04/24/2025

Date



## Recommendation of Award - Geotechnical

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

Date: April 15, 2025

To: James Borkman  
Director of Procurement

From: Justin Cafferty  
Senior Design Manager

Distribution: Miguel Fernandez  
03740-03-04-05-01

Subject: Recommendation of Award  
Malcolm X College (MXC) Washington Park Campus  
Geo Services, Inc.  
Geotechnical Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Geo Services, Inc. who has been pre-qualified to provide Geotechnical Services scope per the SOW as required at the above-named Project. We have reviewed the proposal submitted to perform the requested services:

On April 15, 2025, Geo Services, Inc. submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$53,155.00, to complete the scope of work and \$10,631.00 in contingency costs, for a total proposed amount of \$63,786.00.

Based on the review, we recommend that Geo 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.

Geo Services, Inc. should be assigned a Task Order, in the not-to-exceed amount of \$53,155.00, with \$10,631.00 in contingency, for a total of \$63,786.00.

End of Memorandum

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**BOARD MEETING – MAY 13, 2025**  
**CHANGE ORDER REPORT**

EXHIBIT B.  
PUBLIC BUILDING COMMISSION  
SUMMARY REPORT OF CHANGE ORDERS\*  
FOR PBC BOARD MEETING  
May 13, 2025

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE <small>(Including Previously Approved Changes)</small>	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
Dett Elementary School Annex and Renovation 2131 W. Monroe Street Project Manager: Miriam Gutierrez	C1604	K.R. Miller Contractors, Inc.	\$30,522,000.00	\$0.00	\$30,522,000.00	(\$74,113.88)	\$30,447,886.12	-0.24%



**PUBLIC BUILDING COMMISSION OF CHICAGO****CHANGE ORDER**

Dett Elementary School Annex and Renovation

2131 W. Monroe Street

April 22, 2025\*

**K.R. Miller Contractors, Inc.**  
**5513 N. Cumberland, Suite 707**  
**Chicago, Illinois 60656**

CHNG	BULL	<b>CONTRACT NUMBER C1604</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$30,522,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$30,522,000.00</b>
001	1604-061	Deduct unused Allowances (Site Work, Environmental, Camera and Moisture Mitigation). Other.	(\$74,113.88)

TOTAL CHANGE ADDITION	(\$74,113.88)
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$30,447,886.12</b>

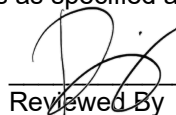
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1604  
heretofore issued by the Public Building Commission.

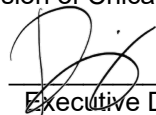
All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

\*Ratified at Next Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:

  
Reviewed By

  
Executive Director