

# Public Building Commission of Chicago



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## Meeting Minutes

JUNE 10, 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 Whittley

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 JUNE 10, 2025 at 2:30 P.M.**

**The following Commissioners were present:**

Commissioner Toni Preckwinkle, Chairman  
Robert Castaneda  
James F. Ellis, Jr.  
Jose G. Maldonado, Jr.  
Arnold Randall  
Kari K. Steele  
David Todd Whittley – 7

**Attendees present were:**

Ray Giderof, Executive Director

J. Beatty	M. Jeffries	K. Newman
J. Borkman	G. Johnson	B. Payne
C. Coleman	J. Joiner	T. Foucher-Weekley
P. Doyle	K. LeJeune	C. Whittley
N. Ehimwenman	L. Lypson	R. Williams
L. Fantroy	R. Manning*	M. Witry
L. Giderof	P. Montenegro	J. Woods
G. Herrera	L. Neal	

**\* Remote Participation**

Following a motion by Commissioner Randall, Commissioner Toni Preckwinkle was unanimously approved as Acting Chairman for the purpose of conducting the meeting. The presence of a quorum was then 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. Kenneth Newman had previously registered to provide comments during the public participation period. Mr. Newman commended Commissioner Preckwinkle for her work in the suburbs. He also provided comments on the need

to construct additional athletic facilities for young people as well as additional ramps to provide accessibility for persons with disabilities at various locations.

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 May 13, 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 May 13, 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 June 5, 2025. The report of the AO Committee meeting is summarized as follows:

The Director of Procurement reported on one (1) task order award for Environmental Reno/Demo Specialty Consultant Services.

The Director of Procurement reported on the status of the appointment of a firm to provide Design Build Services for the Kells (George) Park Fieldhouse Project and a Joint Purchasing Request to utilize the City of Chicago's contract with Enterprise Fleet Management, Inc. for automobile leasing.

The Director of Procurement also reported on Bid Openings for CDOT Projects, Contract C1623 and C1624 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 (\$57,900.00) for the CDOT Capital Program Alleys Package 1 at various locations. 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. 8783**

**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:**

Acting Chairman Toni Preckwinkle, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Arnold Randall, Kari K. Steele  
and David Todd Whittley - 7

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval of the adoption of the City of Chicago's Contract with Enterprise Fleet Management, Inc. to provide leased vehicles to the Public Building Commission. The Executive Director advised the Commissioners that the City of Chicago through its Department of Fleet and Facility Management (2FM) issued a Target Market solicitation and Request for Qualifications for the leasing of automobiles, light-duty trucks and related services. Following a thorough review, and based upon the firm's qualifications, relevant experience, competitive pricing and the expertise of the personnel designated to perform the services, the City of Chicago entered into an agreement with Enterprise Fleet Management, Inc. (Enterprise) to provide automobiles, light-duty truck leasing and purchasing services. In view of the expiration of the Public Building Commission's current agreement with Enterprise, authorization was requested for the Commission to contract with Enterprise under its existing contract with the City of Chicago, which remains in effect through February 28, 2030. The Executive Director noted that the adoption of the City of Chicago's contract with Enterprise will promote intergovernmental collaboration and promote operational efficiency. Upon approval, the Public Building Commission will request a detailed proposal from

Enterprise tailored to meet the specific operational needs of the Commission. The proposal will also include commitments to achieve the Commission's Minority- and Women-Owned Business Enterprise (M/WBE) participation goals as applicable to Professional Services Agreements. Thereupon, upon motion duly made and seconded, the following Resolution was approved:

**RESOLUTION NO. 8784**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the adoption by the Public Building Commission of the City of Chicago's Contract with Enterprise Fleet Management, Inc. to provide leased vehicles to 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:**

Acting Chairman Toni Preckwinkle, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Arnold Randall, Kari K. Steele  
and David Todd Whittley - 7

**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 noted that a request was made during the May 13, 2025 Board Meeting to provide photographic samples of work by the three (3) firms appointed to provide photo documentation services to the Public Building Commission. The photographic samples were also discussed during the Administrative Operations Committee Meeting held on June 5, 2025. As requested, photographic samples of work by the three (3) firms were included in the Board Books presented to the Commissioners during the board meeting.

The Executive Director also advised the Commissioners regarding the following Public Building Commission activities and events that have taken place since the last board meeting:

- On May 14, 2025, the Public Building Commission and the Design Build Team for the City Colleges of Chicago School of Nursing expansion project made a presentation during HACIA's May, 2025 Membership Meeting. The Public Building Commission and the Design Build Team, comprised of Burling Builders, a minority-owned firm in collaboration with BeeHyvve and JGMA, both certified minority business enterprise firms, presented the project and discussed potential opportunities for trade contractors and workforce development.
- On May 15, 2025, and May 19, 2025, the Public Building Commission conducted Virtual Community Hiring Events for the CDOT Works Progress Administration (WPA) Street Reconstruction (Barry Avenue) Project.
- On May 21, 2025, the Public Building Commission hosted its annual Connection Session at Malcolm X College. The session was well attended, attracting more than 250 participants including general contractors, Job Order Contracting (JOC) firms, and professional services contractors along with the Public Building Commission's Assist Agencies. In addition, President Preckwinkle and Commissioner Maldonado and President Harden attended to provide their support. The event focused on upcoming opportunities to undertake business with the Public Building Commission and encouraged networking with minority and women-owned business enterprise firms, subcontractors, vendors, suppliers and Assist Agencies. Moreover, administrative staff and students and scholars from the City Colleges of Chicago, Dawson Institute, Chicago Public Schools Chicago Builds Program and HACIA's training program attended the event and were

encouraged to meet with contractors, subcontractors and professional service providers regarding various employment opportunities, including management opportunities. In addition, students and scholars met with the representatives from the Carpenters' Union to learn more about the trades. Executive Director Giderof expressed appreciation to Commissioner Maldonado and the Carpenters Union for meeting with the students.

- On May 29, 2025, the Public Building Commission and its partners at the Chicago Department of Transportation (CDOT) attended a Community Engagement Meeting (#2) at the 35<sup>th</sup> Ward Aldermanic Office to provide an update on the Logan Square Plaza Project.
- On May 29, 2025, the Public Building Commission attended the University of Illinois (UIC) Construction Summit at the UIC Student Center located at 750 S. Halsted Street. The Summit was a well-attended event that provided networking opportunities for the Public Building Commission and contractors, vendors and suppliers.
- Finally, the Executive Director presented a draft of the Public Building Commission's "2024 Year in Review". According to the report, during 2024 the Public Building Commission completed more than \$80 million in project investments across the City of Chicago, including a new school, critical capital renovations at public libraries and health centers, and construction of multiple roadway improvements, new streets, alleys and concrete flatwork. At the Dett Elementary School Annex and Renovation Project, selective interior renovations to the existing school were completed and a new one-story, 19,000-square foot annex was constructed that includes a new, 2-position gymnasium, a learning

garden to support the high number of diverse learners served by the school and multi-purpose room with divider partition and storage. The new annex is designed to achieve a minimum LEED Silver Certification as defined by the U.S. Green Building Council and features photovoltaic roof panels as a renewable energy source. Also, in collaboration with the City's Department of Fleet and Facility Management (2FM), three (3) capital projects were completed, namely: Mable Manning Branch Library; the Lakeview Health Center; and Roseland Neighborhood Health Center. Further, in collaboration with the Chicago Department of Transportation, the Public Building Commission completed alley reconstruction work at 16 locations, Works Progress Administration (WPA) Street Reconstruction work at five (5) locations and concrete flatwork improvements at ten (10) locations. The improvements provided 30,000 square feet of new pavement, over 135,000 square feet of new sidewalks with curbs and associated water and sewer mains and landscaping improvements.

- The Executive Director noted that the Public Building Commission remains committed to fostering equity, inclusion and economic empowerment by continuing to enhance opportunities for minority and women enterprises in construction and professional services. Projects completed in 2024 achieved 50.5% MBE participation and 6% WBE participation. More than \$11.8 million was earned by 1,360 persons working on PBC projects that were completed in 2024. As of the end of 2024, 67.48% MBE and WBE participation was achieved for professional and administrative services contracts.

The report also provided “A Look Ahead: to diverse range of project in the portfolio. The Executive Director pledged to continue to engage in renewed partnerships and deliver successful

projects on behalf of all clients. Commissioner Randall commended the Executive Director and his staff, and expressed appreciation for their hard work and diligence during the challenges presented over the past year. Commissioner Preckwinkle also commended the Executive Director and staff for their achievements with respect to the utilization of Minority and Women Business Enterprises and General Contractor and Professional Services Opportunities as summarized in the Report. Also, Commissioner Ellis commended the Executive Director and staff for their professionalism and thoughtfulness with respect to remarks by speakers during public participation. In response, the Executive Director expressed appreciation for the commendations on behalf of himself and the staff.

Thereupon, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval to award Contract C1623 for the Works Progress Administration (WPA) Street Reconstruction Project (West 58<sup>th</sup> Street, South Washtenaw Avenue, West 57<sup>th</sup> Street) (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On June 3, 2025, sealed bids were received from seven (7) contractors. Following a review of the bid documents, it was recommended that Contract C1623 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. 8785**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1623, Works Progress Administration (WPA) Street Reconstruction Project (West 58<sup>th</sup> Street, South Washtenaw Avenue, West 57<sup>th</sup> Street) (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
		<b><u>FIGURE</u></b>
MQ Sewer & Water Contractors, Inc.	\$6,424,159.66	\$6,064,406.72

The Bowa Group, Inc.	\$6,916,854.65	\$6,571,011.92
MYS Corporation, Inc.	\$6,956,020.24	\$6,566,483.10
FH Paschen, S.N. Nielsen & Associates, LLC	\$7,026,575.14	\$6,914,149.94
Sumit Construction Company, Inc.	\$7,045,466.80	\$6,650,920.66
Pan-Oceanic Engineering Company, Inc.	\$7,686,381.55	\$7,209,825.90
Taza Construction dba Tiles in Style, LLC	\$11,324,416.94	\$11,324,416.94

**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 C1623 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, Inc. d/b/a MQ Construction Company Contract C1623 for the Works Progress Administration (WPA) Street Reconstruction Project (West 58<sup>th</sup> Street, South Washtenaw Avenue, West 57<sup>th</sup> Street) pursuant to the terms thereof for the contract price of \$6,424,159.66 (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. C1623, 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 \$6,424,159.66 (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:**

Acting Chairman Toni Preckwinkle, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Arnold Randall, Kari K. Steele  
and David Todd Whittley - 7

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval to award Contract C1624 for Chicago Department of Transportation Works Progress Administration Program (WPA) Street Reconstruction (W. 89<sup>th</sup> Street; S. Central Park Avenue; S. Holland Road) Project (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission invited all contractors to bid on the Project. On June 5, 2025, sealed bids were received from five (5) contractors. Following a review of the bid documents, it was recommended that Contract C1624 be awarded to The BOWA Group, Inc. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8786**

**WHEREAS**, pursuant to bid solicitations from general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1624, Chicago Department of Transportation Works Progress Administration Program (WPA) Street Reconstruction (W. 89<sup>th</sup> Street; S. Central Park Avenue; S. Holland Road) Project (the “Project”).

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA FIGURE</u></b>
The Bowa Group, Inc.	\$12,091,059.46	\$11,486,506.49
Pan-Oceanic Engineering Company, Inc.	\$13,231,742.17	\$12,431,221.77
Sumit Construction Company, Inc.	\$13,789,972.01	\$13,017,733.57
MQ Sewer & Water Contractors, Inc. dba MQ Construction Company	\$13,987,087.81	\$13,203,810.90
FH Paschen, S.N. Nielsen & Associates LLC	\$14,278,246.71	\$13,949,847.03

**WHEREAS**, the bid of The BOWA Group, 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, The BOWA Group, 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 C1624 be awarded to The BOWA Group, 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 The BOWA Group, Inc. Contract C1624 for the Chicago Department of Transportation Works Progress Administration Program (WPA) Street Reconstruction (W. 89<sup>th</sup> Street; S. Central Park Avenue; S. Holland Road) Project pursuant to the terms thereof for the contract price of \$12,091,059.46 (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. C1624, subject to the completion and delivery to the Commission of said form of bond by The BOWA Group, Inc. and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$12,091,059.46 (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:**

Acting Chairman Toni Preckwinkle, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Arnold Randall, Kari K. Steele  
and David Todd Whittley - 7

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of a Revised Undertaking Request for the Kells (George) Park Fieldhouse located at 714, 724 and 726 North Kedzie Avenue (the “Project”). The Executive Director advised the Commissioners that an Undertaking Request in the amount of \$17,000,000 had previously been approved for the Project. However, the Public Building Commission’s scope of work did not include the design and procurement of Fixtures, Furniture and Equipment (FF&E) in the original Project Budget. The Chicago Park District has subsequently requested that the Public Building Commission include FF&E in a Revised Undertaking Request which establishes a budget for FF&E in the sum of \$400,000. The Chicago Park District will advise the Public Building Commission of any requirements associated with the funding source for the additional funding amount. Upon motion duly made and seconded, the following Resolution was approved:

**RESOLUTION NO. 8787**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the request from the Chicago Park District to approve a Revised Undertaking Request for the Kells (George) Park Fieldhouse Project located at 714, 724 and 726 North Kedzie Avenue in the amount of \$ 17,400,000, inclusive of Furniture, Fixtures and Equipment (FF&E).

**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:**

Acting Chairman Toni Preckwinkle, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Arnold Randall, Kari K. Steele  
and David Todd Whittley - 7

**Commissioners voting in the negative:**

None

The final item on the agenda was consideration of approval to appoint a firm to provide Design Build Services for the Kells (George) Park Fieldhouse located at 714, 724 and 726 North Kedzie Avenue (the “Project”). Executive Director Giderof advised the Commissioners that the Public Building Commission solicited proposals for the Project in accordance with the Public Building Commission Act (50 ILCS 20 et. seq) using a two-phase procurement process. In response to the required public advertisement, nine (9) responses were received for Phase 1 on April 16, 2025. An Evaluation Committee reviewed the responses and recommended three (3) firms that were short-listed to provide responses to the Phase II – Technical & Cost Proposal and an oral presentation to the Evaluation Committee. The Phase II responses were reviewed in accordance with the following design criteria: quality of design concepts; compliance with Project objectives; project management plan; overall compliance and responsiveness to design parameters; quality and durability of products and materials used; overall constructability and quality of proposed project; quality and validity of proposed design and construction schedule and compliance with the time of completion requirements of scope and performance criteria; innovation demonstrated in meeting the Scope and Performance Criteria; MBE/WBE Participation; Guaranteed Maximum Project Cost Proposal; interview; and overall compliance and responsiveness of proposed services. Following interviews with the short-listed firms, the Evaluation Committee recommended the appointment of BOWA Construction, a certified Minority Business Enterprise firm, in collaboration with FGM Architects to provide Design Build Services for the Project. BOWA Construction has committed to exceed the MBE/WBE goals of 30% and 6%, respectively, for the Project, which include design and construction services. Upon motion duly made and seconded, the following Resolution was approved:

**RESOLUTION NO. 8788**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the appointment of BOWA Construction in collaboration with FGM Architects to perform Design Build Services for the Kells (George) Park Fieldhouse Project located at 714, 724 and 726 North Kedzie Avenue pursuant to a Guaranteed Maximum Price (GMP) to complete the design and construction of the Project within the total approved budget.

**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:**

Acting Chairman Toni Preckwinkle, Robert Castaneda,  
James F. Ellis, Jr., Jose G. Maldonado, Jr.,  
Arnold Randall, Kari K. Steele  
and David Todd Whittley - 7

**Commissioners voting in the negative:**

None

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

\_\_\_\_\_  
Secretary

APPROVED:

\_\_\_\_\_  
Chairman

EXHIBIT A.



June 10, 2025

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO  
BOARD OF COMMISSIONERS

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

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 Renovation/Demolition 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

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 WHITTLEY  
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 GIDEROFF  
Executive Director  
Public Building Commission

MARY PAT WITRY  
Secretary

JESSICA HIGGINS  
Assistant Secretary

TANYA FOUCHER-WEEKLEY  
Assistant Treasurer



# 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

## June 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation/Demolition	\$ 88,360.80
		<b>\$ 88,360.80</b>

## Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Kells (George) Park Fieldhouse	Environmental Reno/Demo	Consulting	ATC Group Services, LLC		\$ 88,360.80



EXHIBIT A.

May 16, 2025

VIA EMAIL: [ash.memon@oneatlas.com](mailto:ash.memon@oneatlas.com)

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

Ash Memon  
ATC Group Services d/b/a Atlas Technical  
1815 South Meyers Road, Suite 1050  
Oakbrook, Terrace, Illinois 60181

**RE: Contract / Task Order**  
**Number:** 11340-PS3081C-001  
**Project Number and Name:** 11340 Kells (George) Park Fieldhouse  
**Services:** Environmental Renovation/Demolition  
**User Agency:** City of Chicago – Chicago Park District

**Dear Contractor/Vendor:**

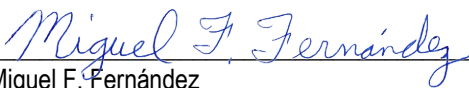
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3081C for Environmental Renovation/Demolition Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and ATC Group Services d/b/a Atlas Technical. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of ATC Group Services d/b/a Atlas Technical revised Task Order proposal, dated April 25, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:


\$73,634.00 Not-To-Exceed Fee for Basic Services as described in Attachment B  
– Schedule of Cost

\$14,726.80 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 **\$88,360.80** 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

05/16/2025  
Date

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

05/23/2025  
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

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Date: April 28, 2025

To: James Borkman  
Director of Procurement

From: Jose Barajas  
Project Manager

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

**Subject:** Recommendation of Award  
**Kells (George) Park Fieldhouse**  
**ATC Group Services LLC**  
Environmental Renovation/Demolition Services

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The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **ATC Group Services LLC** 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. Asbestos Containing Materials (ACM) Survey;
2. Lead Based Paint (LBP) Survey;
3. Hazardous Materials Survey;
4. ACM Abatement Project Management and Air Sampling;
5. LBP Abatement Project Management, Air Sampling and Clearance Sampling;
6. Hazardous Materials Removal and Disposal Oversight;
7. Renovation Activities;
8. Hazardous Materials Specifications;
9. Hazardous Materials Drawings;
10. ACM Abatement Specification Modification;
11. ACM Abatement Drawings;
12. LBP Mitigation Specification Modifications;
13. LBP Mitigation Drawings;
14. Design and Bid Meetings;
15. Construction Meetings;
16. Submittals Review.

On April 24, 2025, **ATC Group Services LLC** 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 \$73,634.00, to complete the scope of work and \$14,726.80 in contingency costs, for a total proposed amount of \$88,360.80.

Based on the review, we recommend that **ATC Group Services LLC** 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.

**ATC Group Services LLC** should be assigned a Task Order, in the not-to-exceed amount of **\$73,634.00, with \$14,726.80 in contingency, for a total of \$88,360.80.**

**End of Memorandum**

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**BOARD MEETING – JUNE 10, 2025**  
**CHANGE ORDER REPORT**

EXHIBIT B.  
**PUBLIC BUILDING COMMISSION**  
**SUMMARY REPORT OF CHANGE ORDERS\***  
**FOR PBC BOARD MEETING**  
**June 10, 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>
Chicago Department of Transportation (CDOT) Capital Program Alleys (Various Locations) - Package 1 Project Manager: Robert Ochi	C1607	Sumit Construction Company, Inc.	\$2,874,628.50	\$0.00	\$2,874,628.50	(\$57,900.00)	\$2,816,728.50	-2.01%

**PUBLIC BUILDING COMMISSION OF CHICAGO**

CHANGE ORDER

Chicago Department of Transportation Capital Program Alleys

(Various Locations) – Package 1

May 30, 2025\*

**Sumit Construction Co., Inc.**  
**4150 W. Wrightwood Avenue**  
**Chicago, IL 60639**

CHNG	BULL	<b>CONTRACT NUMBER C1607</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$2,874,628.50
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$2,874,628.50</b>

001	1607-001	Deduct unused Allowances at Belle Plaine (Brick Paver Allowance); Roscoe/Clark (Brick Paver Allowance); Wilson/Sunnyside (Site Work Allowance); North Shore/Artesian (Site Work Allowance). Other.	(\$57,900.00)
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TOTAL CHANGE ADDITION	(\$57,900.00)
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<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$2,816,728.50</b>
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1607 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