

Public Building Commission of Chicago



Meeting Minutes

SEPTEMBER 9, 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 SEPTEMBER 9, 2025 at 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson, Chairman*
Robert Castaneda
James F. Ellis, Jr.
Sean B. Harden
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Kari K. Steele – 9

Attendees present were:

Ray Giderof, Executive Director

J. Baez	K. LaJeune	A. Pulley
J. Beatty	A. LaVelle	M. Robinson
G. Blakemore	V. Lewis	J. Rodriguez
J. Borkman	L. Lypson	T. Sims
S. Cook	D. Mackey	K. Smith
P. Dowell	R. Manning*	R. Williams
P. Doyle		M. Witry
A. Duenas	L. Neal	B. Zator
L. Giderof	B. Payne	
G. Herrera	M. Prado	

* Remote Participation

The meeting was opened by Commissioner Randall, who then moved that Commissioner

Sax serve as Vice Chairman of the meeting. Thereupon, the following Resolution was adopted:

RESOLUTION NO. 8793

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby elects Commissioner Samuel Wm. Sax to serve as Vice Chairman of the Public Building Commission for the purpose of calling the meeting to order and administering certain requirements for remote participation under the Open Meetings Act.

Commissioners voting in the affirmative:

Robert Castaneda, James F. Ellis, Jr.,
 Sean B. Harden, Jose G. Maldonado, Jr.,
 Toni Preckwinkle, Arnold Randall,
 Samuel Sax and Kari Steele - 8

Commissioners voting in the negative:

None

Thereupon, Vice Chairman Sax called the meeting to order and the presence of a quorum was established. The Executive Director advised the Commissioners that Chairman Johnson had requested to attend the meeting via remote participation for reasons stated in the Open Meetings Act. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8794

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission that the request by Chairman Johnson to attend the meeting via remote participation for reasons stated in the Open Meetings Act is hereby approved.

Commissioners voting in the affirmative:

Robert Castaneda, James F. Ellis, Jr.,
 Sean B. Harden, Jose G. Maldonado, Jr.,
 Toni Preckwinkle, Arnold Randall,
 Samuel Sax and Kari Steele - 8

Commissioners voting in the negative:

None

Chairman Johnson then advised that a public participation period would be conducted pursuant to Section 2.06(g) of the Open Meetings Act and the guidelines for comments established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. George Blakemore provided comments regarding the need for more jobs and contracting

opportunities for Black people. Tiwon Sims provided comments regarding various incidents allegedly involving arrests and criminality on several occasions in the City of Chicago.

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 August 12, 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 August 12, 2025 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Randall regarding the Audit Committee meeting held on September 3, 2025. The report of the Audit Committee meeting is summarized as follows:

The Director of Procurement provided a report regarding a recommendation for the selection of a firm to provide Audit Services to the Public Building Commission. The Audit Committee accepted the report.

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations Committee held on September 3, 2025. The Administrative Operations Committee report is summarized as follows:

The Director of Procurement presented five (5) task order awards for Environmental Engineering, Surveyor, and Geotechnical Specialty Consultant Services.

The Director of Procurement also reported a recommendation for the selection of a firm to provide Insurance Brokerage Services. These services include property/casualty, crime, bonds, directors' and officers' liability, and health benefits for the PBC. The Executive Director will provide further details during his report.

The Executive Director reported that there were no Field Orders exceeding the reporting threshold and recommended the ratification of the following Change Orders for CDOT Projects:

WPA Street Reconstruction Projects:

- South Central Park and East 91st Street: Credit amount of (\$100,000.00)
- West 100th Street, S. Homan Ave., and S. Short St.: Credit amount of (100,000.00)
- Capital Program Alleys (Package 2) at various locations: Credit amount of (\$1,374,823.21)

Additionally, the Executive Director reported on various outreach opportunities.

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

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

RESOLUTION NO. 8795

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:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Wm. Sax, and
Kari K. Steele – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of a firm to provide Audit Services to the Public Building Commission of Chicago. Executive Director Giderof advised the Commissioners that a Request for Proposals (RFP) for Audit Services was issued by the Public Building Commission on July 16, 2025. The services described in the RFP

included the examination of the Public Building Commission's financial statements and the rendering of an opinion on the fair presentation of the financial position and the changes in financial position and cash flows in conformity with accounting principles generally accepted in the United States. Four (4) proposals were received in response to the RFP from the following firms: Cherry Bekaert LLP; CliftonLarsonAllen LLP; Crowe LLP; and Macias Gini & O'Connell LLP. An Evaluation Committee, comprised of representatives from user departments and subject matter experts, reviewed the proposals based upon the following criteria: qualifications, experience and Key Personnel; project approach; past performance and references; pricing; and commitment to Minority- and Women-Owned Business Enterprise (MBE/WBE) participation and plans to achieve stated goals. After careful consideration including a thorough review of comparable services performed for other governmental entities and an in-dept analysis of pricing structures offered for similar audit engagements in the public sector, the Evaluation Committee recommended the appointment of CliftonLarsonAllen LLP based upon the firm's demonstrated public-sector audit expertise, strong and well-defined technical approach, the high qualifications of its proposed engagement team and comprehensive transition plan. The audit team includes Prado & Renteria, a certified Minority and Women Business Enterprise firm. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8796

BE IT RESOLVED that the Board of Commissioners hereby appoints CliftonLarsonAllen LLP to provide Audit Services to the Public Building Commission pursuant to a Master Term Agreement with a not-to-exceed amount of \$140,000 for the first year with an initial term of three (3) years, with the option for the Commission in its sole discretion to extend the contract for up to three(3) additional one (1)-year periods.

BE IT FURTHER RESOLVED that the Executive Director of the Public Building Commission is hereby authorized and directed to negotiate the terms of

the contract and to execute such documents, upon approval by Legal Counsel as to form and legality, as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Sax, and
Kari Steele - 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to appoint a firm to provide Insurance Brokerage Services for property/casualty, crime, bonds, directors' and officers' liability and health benefits to the Public Building Commission of Chicago. The Executive Director advised the Commissioners that, on July 8, 2025, the Public Building Commission issued a Request for Proposals (RFP) for Insurance Brokerage Services in three (3) categories of insurance: (1) Property/Casualty; (2) Crime, Bonds, and Directors and Officers Liability; and (3) Health Benefits Services. In response to the RFP, targeted outreach, extensive publication, and a well-advertised pre-submission conference, the Public Building Commission received one (1) proposal by August 13, 2025, from Alliant Insurance Services, Inc. An Evaluation Committee comprised of representatives from the user departments and subject matter experts evaluated the proposal on the basis of the following criteria: Qualifications, experience, and past performance; References and reference responses; Project approach, market access, and quality assurance; Qualifications and relevant experience of proposed key personnel; Commitment to Minority- and Women-Owned Business Enterprise (MBE/WBE) participation; and cost proposal for each category. After careful consideration, including benchmarking against comparable services provided to other governmental entities, as well as pricing evaluation for similar services in the

governmental sector, the Evaluation Committee recommended the appointment of Alliant Insurance Services, Inc. based its demonstrated expertise, commitment to maximizing MBE/WBE participation, tailored approach to the Commission's unique insurance needs. The team includes Cynasure Insurance, a certified Minority and Women Business Enterprise firm and J.A. Watts, Inc., a certified Women Business Enterprise firm. Alliant has proposed a reduction in their current fee, resulting in an estimated savings of \$1,500 over the initial three (3)- year term of the Agreement. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8797

BE IT RESOLVED that the Board of Commissioners hereby appoints Alliant Insurance Services, Inc. to provide Insurance Brokerage Services – Categories 1, 2 and 3 (property/casualty; crime, bonds and Directors and Officers Liability; and health benefits) to the Public Building Commission pursuant to a Master Term Agreement with a not-to-exceed amount of \$121,500 per year, with an initial term of three (3) years, with two (2)-optional one-year extensions exercisable solely at the Commission's discretion.

BE IT FURTHER RESOLVED that the Executive Director of the Public Building Commission is hereby authorized and directed to negotiate the terms of the Master Term Agreement and to execute, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Sax, and
Kari Steele - 9

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. He advised the Commissioners regarding the

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

- On August 13, 2025, the Public Building Commission in partnership with Chicago Department of Transportation (CDOT) Acting Commissioner Craig Turner joined 15th Ward Alderman Ray Lopez at a Ground-Breaking Ceremony for the Works Progress Administration (WPA) Street Reconstruction Project in the vicinity of West 58th Street and South Hoyne. The General Contractor, MQ Construction Company, and community residents also participated in the event as part of Mayor Johnson's commitment to improving the City's infrastructure, enhancing safety and supporting vibrant, accessible neighborhoods.
- On August 14, 2025, the Public Building Commission staff joined First (1st) Ward Alderman Daniel La Spata and the Chicago Department of Transportation (CDOT) to host a community meeting regarding the Alley Reconstruction Project at North Milwaukee Avenue. The purpose of the meeting was to share the anticipated project schedule and present the contractor's proposed phasing and logistics plan to community residents and local businesses.
- On August 18 and August 19, 2025, the Public Building Commission joined Mayor Johnson, Alderman Emma Mitts, Chicago Public Schools' officials and other members of the community to welcome students back to school at the Austin College and Career Academy High School, Emmett Till Math and Science Academy and the James Farmer Junior Elementary School.
- On September 4, 2025, Public Building Commission staff attended the City of Chicago Procurement Symposium at Malcolm X College. This event provided a valuable opportunity for the Public Building Commission to support the City's efforts and connect

with firms seeking to learn more about the procurement process and available contracting opportunities.

Finally, Executive Director Giderof reported that, on September 18, 2025, the Public Building Commission will host students at the Public Building Commission who are currently enrolled in the Chicago Public Schools' Chicago Builds Program. The program is a City-wide two (2)-year off campus construction training program for CPS juniors and seniors interested in pursuing careers in the construction industry after high school graduation. Further details will be provided during the October 1, 2025, board meeting.

At the conclusion of the remarks and acknowledgements, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of an Undertaking Request from the City of Chicago for the Department of Family and Support Services Bronzeville Regional Senior Center located at 4711-4755 South Calumet Avenue. The Executive Director advised the Commissioners that Department of Family & Support Services (DFSS), Department of Fleet and Facility Management (2FM) and the Office of Budget and Management (OBM) of the City of Chicago have requested approval of an Undertaking Budget for the proposed new Bronzeville Regional Senior Center located at 4711-4755 S. Calumet Avenue (the "Project"). The Project will include community and administrative spaces along with site improvements in support of DFSS' senior programming. The scope of services to be provided by the Public Building will include, but is not limited to, planning, due diligence, design, pre-construction, procurement, construction, closeout and associated management services. The amount of Undertaking Budget is \$29,000,000, inclusive of the \$2,000,000 Partial Undertaking Budget previously approved. The Executive Director acknowledged Alderman Pat Dowell, who has long championed this project. Alderman Dowell thanked the PBC and city for their partnership on

this important project. The Project will proceed pursuant to the 2021 Master Intergovernmental Agreement (IGA) between the Public Building Commission and the City of Chicago. Funding for the Project will be coordinated by OBM including any requirements associated with funding sources, grant and/or TIF requirements. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8798

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Undertaking Request from the Department of Family and Support Services (DFSS) for the proposed new Bronzeville Regional Center located at 4711-4725 S. Calumet Avenue for an Undertaking Budget of \$29,000,000 inclusive of the \$2,000,000 Partial Undertaking Budget previously approved.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to undertake such actions and execute such documents, upon approval by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Chairman Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Sax, and
Kari Steele - 9

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



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

BOARD OF COMMISSIONERS

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Mayor
City of Chicago

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Chicago Park District

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Executive Director
Public Building Commission

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Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

September 9, 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, Surveyor, 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

September 2025

Number of Task Orders	Type of Service	Total Dollar for type of Service
3	Environmental Engineering	\$ 341,366.19
1	Surveyor	\$ 28,070.00
1	Geotechnical	\$ 93,530.76
		\$ 462,966.95

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Logan Square Plazas	Environmental Engineering	Consulting	Carnow, Conibear & Assoc., Ltd.	MBE/WBE	\$ 122,064.00
Kells (George) Park Fieldhouse	Environmental Engineering	Consulting	AECOM Technical Services, Inc.		\$ 127,441.14
Bronzeville Regional Senior Center	Environmental Engineering	Consulting	Terracon Consultants, Inc		\$ 91,861.05
Bronzeville Regional Senior Center	Surveyor	Consulting	Weaver Consultants Group North Central, LLC		\$ 28,070.00
DWM New Facility (4825 W. Lawrence)	Geotechnical	Consulting	AECOM Technical Services, Inc.		\$ 93,530.76



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Fax: (312) 744-8005
www.pbcchicago.com

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROFF

EXHIBIT A.

July 28, 2025

VIA EMAIL: dbremer@ccaltd.com

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

RE: **Contract / Task Order**
Number: 22704-PS3080C-001
Project Number and Name: 22704 Logan Square Plazas
Services: Environmental Engineering
User Agency: City of Chicago Department of Transportation

Dear Contractor/Vendor:

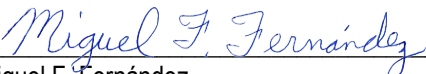
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080C for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Carnow, Conibear & Associates, Ltd. The Contract is incorporated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

This Task Order acknowledges the Commission's acceptance of Carnow, Conibear & Associates, Ltd.'s revised Task Order proposal, dated June 25, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$101,720.00 Not-To-Exceed Fee for Environmental Engineering Services –
Construction Oversight and Site Remediation Program

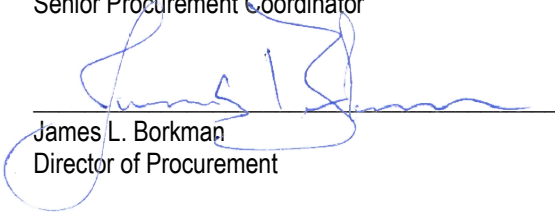
\$20,344.00 Not-To-Exceed Contingency to be authorized in writing by the Public
Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$122,064.00** for Environmental Engineering Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

07/28/2025

Date


James L. Borkman
Director of Procurement

07/29/2025

Date



Recommendation of Award Environmental Engineering Services – Site Remediation Program (SRP)

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

Date: July 14, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez or Minnie Keys
22704-03-04-04-01

Subject: Recommendation of Award
22704 Logan Square Plaza
Carnow, Conibear & Associates Ltd
Environmental Engineering Scope of Services: **Construction & SRP Program**

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Carnow, Conibear & Associates Ltd** who has been pre-qualified to provide Environmental Engineering Services: Site Remediation Program, as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (i). Amended RAP;
- (ii). SRP Invoices, Communications and Recordkeeping;
- (iii). Construction Oversight Services;
- (iv). Construction Meetings;
- (v). IEPA SRP Process;
- (vi). Bid Specifications and Documents/Drawings;
- (vii). Design Meetings;
- (viii). Submittals Review;

On June 25, 2025, **Carnow, Conibear & Associates 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 \$101,720, to complete the scope of work and \$20,344 in contingency costs, for a total proposed amount of \$122,064.

Based on the review, we recommend that **Carnow, Conibear & Associates 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 & Associates Ltd should be assigned a Task Order, in the not-to-exceed amount of **\$101,720, with \$20,344 in contingency, for a total of \$122,064.**

End of Memorandum



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Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

June 10, 2025

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

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

RE: Contract / Task Order
Number: 11340-PS3080B-002
Project Number and Name: 11340 Kells (George) Park Fieldhouse
Services: Environmental Engineering
User Agency: City of Chicago – Chicago Park District

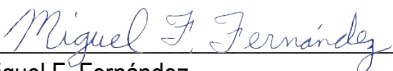
Dear Contractor/Vendor:

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

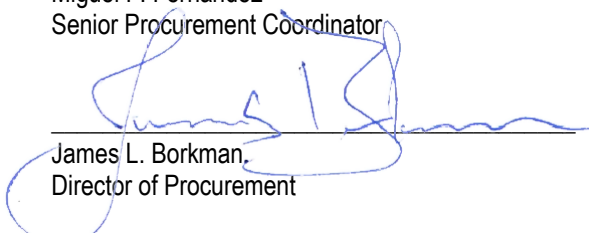
This Task Order acknowledges the Commission's acceptance of AECOM Technical Services, Inc.'s revised Task Order proposal, dated May 12, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

<u>\$93,700.95</u>	Not-To-Exceed Fee for Additional Environmental Engineering Services as described in Attachment B – Schedule of Cost (Kells (George) Park Fieldhouse
<u>\$15,000.00</u>	Not-To-Exceed Contingency (IEPA-SRP Expedited Review Fee) to be authorized in writing by the Public Building Commission of Chicago
<u>\$18,740.19</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 **\$127,441.14** for Environmental Engineering Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

06/10/2025
Date


James L. Borkman
Director of Procurement

06/10/2025
Date



Recommendation of Award Environmental Engineering Services – Site Remediation Program (SRP)

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

Date: May 13, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez or Minnie Keys
11340-03-04-04-01

Subject: Recommendation of Award
Kells Park Fieldhouse
AECOM Technical Services, Inc.
Environmental Engineering Scope of Services: **Site Remediation Program (SRP)**

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

- (i). Additional Subsurface Investigation – scope of work (SOW);
- (ii). Additional Subsurface Investigation;
- (iii). CSIR/ROR/RAP;
- (iv). SRP Enrollment, Invoices, Communications and Record Keeping;
- (v). RACR.

On May 12, 2025, **AECOM Technical Services, Inc.** submitted a revised proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$93,700.95 , to complete the scope of work and \$33,740.19 in contingency costs, for a total proposed amount of \$127,441.14.

Based on the review, we recommend that **AECOM Technical Services, Inc.** be selected to complete the work, due to the following:

- They are capable and have performed Services for similar projects.
- Provided a clear understanding of the project requirements;
- Project management and staffing plan;
- Provided fair and reasonable pricing;
- They have extensive experience in the activities described in the RFP;
- They are a PBC pre-qualified specialty consultant to perform these services;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

AECOM Technical Services, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$93,700.95, with \$33,740.19 in contingency, for a total of \$127,441.14.**

End of Memorandum



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Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Executive Director
RAY GIDEROF

EXHIBIT A.

August 22, 2025

VIA EMAIL: Rich.O'Brien@terracon.com

Richard O'Brien
Terracon Consultants, Inc.
650 West Lake Street, Suite 420
Chicago, IL 60661

RE: Contract / Task Order
Number: 10030-PS3080H-001
Project Number and Name: 10030 Bronzeville Regional Senior Center
Services: Environmental Engineering
User Agency: City of Chicago – Department of Fleet and Facility Management (2FM) / Family and Support Services (DFSS)

Dear Contractor/Vendor:


This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3080H for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Terracon Consultants, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Terracon Consultants, Inc.'s revised Task Order proposal, dated July 3, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$76,550.88 Not-To-Exceed Fee for Environmental Engineering Services – Phases I and II ESA

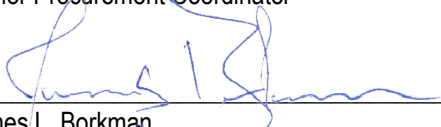
\$15,310.17 Not-To-Exceed Contingency to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$91,861.05** for Environmental Engineering Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.


Miguel F. Fernández
Senior Procurement Coordinator

08/22/2025

Date


James L. Borkman
Director of Procurement

08/25/2025

Date



Recommendation of Award Environmental Engineering Services – Phase I & Phase II ESA

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

Date: August 12, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez or Minnie Keys
10030-03-04-04-01

Subject: Recommendation of Award
10030 Bronzeville Regional Senior Center
Terracon Consultants, Inc.
Environmental Engineering Scope of Services – Phase I & Phase II ESA

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

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

On July 3, 2025, **Terracon 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 \$76,550.88, to complete the scope of work and \$15,310.17 in contingency costs, for a total proposed amount of \$91,861.05.

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

Terracon Consultants, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$76,550.88, with \$15,310.17 in contingency, for a total of \$91,861.05.**

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.

July 25, 2025

Via E-Mail: mbytner@wcgrp.com

Michael Bytner
Weaver Consultants Group North Central, LLC
1316 Bond Street, Suite 108
Naperville, IL 60563

RE: Contract / Task Order
Number: 10030-PS3083I-001
Project Number and Name: 10030 DFSS Regional Senior Center
Services: Surveyor
User Agency: City of Chicago – Department of Fleet and Facility Management (2FM) / Family and Support Services (DFSS)

Dear Contractor/Vendor:

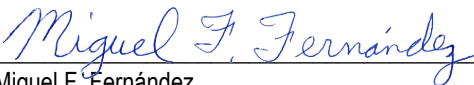
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3083I for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Weaver Consultants Group North Central, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Weaver Consultants Group North Central, LLC's revised Task Order proposal, dated May 27, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$25,570.00 Lump Sum Fee for Surveyor Services

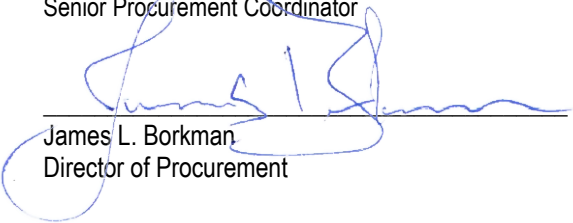
\$2,500.00 Not-To-Exceed reimbursable expense to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$28,070.00** for Surveyor 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

07/25/2025

Date


James L. Borkman
Director of Procurement

07/28/2025

Date



Recommendation of Award - Survey

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

Date: June 4, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
10030-03-04-05-01

Subject: Recommendation of Award
DFSS Regional Senior Center
Wevaer Consultants Group
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Wevaer Consultants Group** who has been pre-qualified to provide an ALTA / ACSM Land Title Survey plus additional survey scope per the SOW as required at the above-named Project. We have reviewed the proposal submitted to perform the requested services:

On May 27, 2025, **Wevaer Consultants Group** submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$25,570, to complete the scope of work and \$2,500 in contingency costs, for a total proposed amount of \$28,070.

Based on the review, we recommend that **Wevaer Consultants Group** 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.

Wevaer Consultants Group should be assigned a Task Order, in the not-to-exceed amount of **\$25,570 with \$2,500 in contingency, for a total of \$28,070.**

End of Memorandum



EXHIBIT A.

July 29, 2025

VIA EMAIL: denise.casalino@aecom.com

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

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

RE: Contract / Task Order
Number: 04029-PS3082A-001
Project Number and Name: 04029 DWM New Facility (4825 W. Lawrence)
Services: Geotechnical Investigation
User Agency: City of Chicago Department of Water Management

Dear Contractor/Vendor:

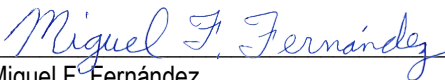
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3082A for Geotechnical Investigation Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and AECOM Technical Services, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of AECOM Technical Services, Inc.'s revised Task Order proposal, dated July 22, 2025. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$77,942.30 Not-To-Exceed Fee for Geotechnical Services as described in Attachment B – Schedule of Cost

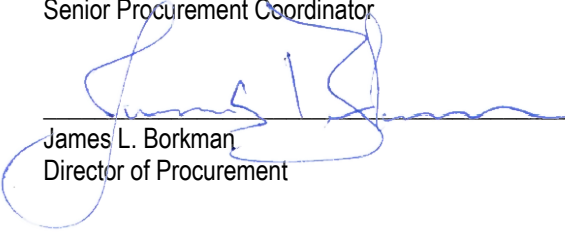
\$15,588.46 Not-To-Exceed Contingency to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$93,530.76** 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

07/29/2025

Date


James L. Borkman
Director of Procurement

07/29/2025

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: July 23, 2025

To: James Borkman
Director of Procurement

From: Jose Barajas
Project Manager

Distribution: Miguel Fernandez
04029-03-04-05-01

Subject: Recommendation of Award
04029 DWM Operations Facility
AECOM Technical Services, Inc.
Geotechnical Scope of Services

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

On July 22, 2025, **AECOM Technical Services, Inc.** submitted a revised proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$77,942.30, to complete the scope of work and \$15,588.46 in contingency costs, for a total proposed amount of \$93,530.76.

Based on the review, we recommend that **AECOM Technical Services, Inc.** be selected to complete the work, due to the following:

- They are capable and have performed Services for similar projects.
- Provided a clear understanding of the project requirements;
- Project management and staffing plan;
- Provided fair and reasonable pricing;
- They have extensive experience in the activities described in the RFP;
- They are a PBC pre-qualified specialty consultant to perform these services;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

AECOM Technical Services, Inc. should be assigned a Task Order, in the not-to-exceed amount of **\$77,942.30, with \$15,588.46 in contingency, for a total of \$93,530.76.**

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – SEPTEMBER 9, 2025
CHANGE ORDER REPORT

EXHIBIT B.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
September 9, 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 CONTRACT CHANGES	CURRENT CONTRACT VALUE (Including Previously Approved Changes)	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGES % (of Original Contract)
Chicago Department of Transportation (CDOT) Works Progress Administration (WPA) Street Reconstruction (South Central Park Avenue and East 91st Street) Project Manager: Robert Ochi	C1608	Sumit Construction Company, Inc.	\$2,857,018.00	\$0.00	\$2,857,018.00	(\$100,000.00)	\$2,757,018.00	-3.50%
Chicago Department of Transportation (CDOT) Works Progress Administration (WPA) Street Reconstruction (W. 100th Street / S. Homan Avenue / S. Short Street) Project Manager: Robert Ochi	C1609	Sumit Construction Company, Inc.	\$3,436,744.25	\$0.00	\$3,436,744.25	(\$100,000.00)	\$3,336,744.25	-2.91%
Chicago Department of Transportation (CDOT) Capital Program Alleys (Various Locations) - Package 2 Project Manager: Robert Ochi	C1610	Sumit Construction Company, Inc.	\$6,709,143.00	\$0.00	\$6,709,143.00	(\$1,374,823.21)	\$5,334,319.79	-20.49%

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Works Progress Administration ("WPA") Steet Reconstruction
(South Central Park Avenue and East 91st Street)

August 4, 2025*

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

CHNG	BULL	CONTRACT NUMBER C1608	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$2,857,018.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$2,857,018.00
001	1608-003	Deduct unused Sitework Allowances. Other.	(\$100,000.00)

TOTAL CHANGE ADDITION	(\$100,000.00)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$2,757,018.00
---	-----------------------


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1608 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

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Works Progress Administration ("WPA") Steet Reconstruction

(W. 100th St. / S. Homan Ave. / S. Short St.)

August 5, 2025*

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

CHNG	BULL	CONTRACT NUMBER C1609	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,436,744.25
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$3,436,744.25
001	1609-003	Deduct unused Sitework Allowances. Other.	(\$100,000.00)

TOTAL CHANGE ADDITION	(\$100,000.00)
-----------------------	----------------

ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$3,336,744.25
---	-----------------------


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1609 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

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Chicago Department of Transportation Capital Program Alleys

(Various Locations) – Package 2

July 8, 2025*

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

CHNG	BULL	CONTRACT NUMBER C1610	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$6,709,143.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$6,709,143.00
001	1610-001	Deduct unused Sitework Allowance. Other.	(\$250,000.00)

TOTAL CHANGE ADDITION	(\$250,000.00)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$6,459,143.00
---	-----------------------

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1610 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 _____

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Chicago Department of Transportation Capital Program Alleys

(Various Locations) – Package 2

August 25, 2025*

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

CHNG	BULL	CONTRACT NUMBER C1610	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$6,709,143.00
NUM		APPROVED CHANGE ORDERS	(\$250,000.00)
ADJUSTED CONTRACT PRICE TO DATE			\$6,459,143.00
002	1610-003	Deduct unused Commission Contingency (All Locations). Other.	(\$632,201.45)
002	1610-004	Reconciled Schedule of Prices (All Locations). Other.	(\$492,621.76)
TOTAL CHANGE ADDITION			(\$1,124,823.21)
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$5,334,319.79

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1610 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