



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
NOVEMBER 6, 2025

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

The Administrative Operations Committee of the Public Building Commission of Chicago held a meeting on November 6, 2025, at 1:00 p.m., at the Richard J. Daley Center, 2nd floor Boardroom. The meeting was live streamed.

The following Committee members were present:

Chairman Jose Maldonado

Commissioner Arnold Randall

Also present:

Ray Giderof, Executive Director

James Borkman

Tanya Foucher-Weekley

Lisa Giderof

Gabriela Herrera, Neal and Leroy

Rudy Manning (remote)

Patricia Montenegro

Bryant Payne (remote)

Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held on September 25, 2025, which had been previously distributed, was dispensed with. Upon motion duly made and seconded, the minutes were unanimously adopted.

Pursuant to Section 2.06(g) of the Open Meetings Act, a public comment period was held. No comments or statements were presented.

The Director of Procurement reported on a task order award for Specialty Consultant Services for Construction Material Testing and Inspection Services to NASHnal Soil Testing, LLC, MBE firm, in the amount of \$37,156.00 for the CIP Police Motor Maintenance Garage 4 Renovations Project. A task order award for Environmental Engineering Services to WSP USA Environment & Infrastructure Inc. in the amount of \$49,190.00 for the Joint Public Safety Training Campus (JPSTC) Phase 1A. – Outlet Restaurant Area.

The Director of Procurement reported on the recommendation of appointment of firm(s) to provide Project Development Services to the Public Building Commission of Chicago.

On August 21, 2025, the PBC issued a Request for Proposals (RFP) for Project Development Services (PDS) for the PBC. The RFP sought proposals from firms interested in supporting efficient delivery of projects across

planning, design, construction, closeout and other services. PDS firms provide specialized expertise in project management, cost control, scheduling, and coordination, which enables the PBC to maintain high standards of quality, accountability, and transparency. The services enhance the PBC's capacity to manage multiple complex projects and provide key personnel, which ensure compliance with various requirements to assure delivery of facilities that meet the needs of the user agencies and communities served by the PBC.

In response to public advertisement and a well-attended Pre-Submission Conference, including nearly forty people from thirty firms, eleven (11) proposals were received on October 7, 2025.

An Evaluation Committee comprised of representatives from PBC's user departments and subject matter experts reviewed the proposals and evaluated the respondents on the following:

- Experience and qualifications of the firm;
- Approach and methodology;
- Experience and qualifications of key personnel;
- The negotiable rate sheet
- Value add; and
- Commitment to the PBC's Minority and Women-Owned Business Enterprise goals for professional service agreements.

As a result, the evaluation committee invited six respondents to interview. Those six respondents were asked to prepare a presentation for the interview with the committee. The committee asked that the presentation focus on the following.

- Key personnel, including day-to-day decision makers and executives;
- Approach to invoicing and finance logistics;
- Ability to accurately and timely track, manage and report Minority & Women Business Enterprise compliance and utilization;
- Transition Plan
- Commitment to PBC's student engagement and student hiring.

As a result, five firms are recommended.

1. Admore Roderick, a minority business enterprise firm.
2. Comprehensive Construction Consulting, Inc., a minority business enterprise firm.
3. Cotter Consulting, LLC.
4. McKissack + Ochi Joint Venture: McKissack is a minority and women business enterprise firm and Ochi is a minority business enterprise firm.
5. Milhouse, Inc., a minority business enterprise firm.

Commissioner Randall asked how firms are selected for specific projects once a pool of firms is in place. The Executive Director explained that assignments are based on project specific requirements, including parameters, staffing needs, and roles such as assistant project managers, schedulers, cost controls, senior project managers, project managers, and assistant project coordinators. A request is sent to the pool of firms, who then respond with resumes or qualifications of proposed staff.

Those resumes and qualifications are reviewed in context of the project's specific needs, and a selection is made accordingly. Each firm brings its own area of expertise. Among the five recommended firms, there are thirty-one associated companies representing over 100,000 employees. This structure enables the PBC to effectively support its project partners and their programs of work.

The Director of Procurement reported that each firm has agreed to negotiable cost proposals. If awarded, staff will negotiate master term agreements with an initial term of five years, with the option, at the Commission's sole discretion, to extend the contracts for up to three additional one-year periods. Each agreement will include a not-to-exceed amount of \$20,000,000.00.

Commissioner Randall asked whether the option to extend the agreements would return to the board for review. The Director of Procurement responded that the authority to extend agreements rests with the Executive Director. However, amendments are reported to the AO Committee through the Amendment Report, and the Committee Report is then presented to the full board. Regarding the current DPS agreements, which expire at the end of the year, the PBC has exercised the options to extend them. The Executive Director thanked the Procurement Team and the Evaluation Committee for their hard work on this effort.

Next, the Director of Procurement reported on the adoption of the U.S General Service Administration (GSA) contract with e-Builder, Inc. for construction management software services for the Public Building Commission of Chicago. The GSA serves as the federal government's procurement arm, and the PBC is eligible to participate in its Cooperative Purchasing Program.

The PBC received approval from the GSA to utilize its Federal Supply Schedule Contracts through this program. The current agreement with e-Builder Inc. is set to expire February 2026. The PBC is now seeking authorization to enter into a new contract with e-Builder under the existing GSA contract, leveraging governmental collaboration and other beneficial contract terms

By utilizing the GSAs fully vetted and negotiated contract - along with favorable pricing- the PBC aims to enhance intergovernmental collaboration and operational efficiency.

Commissioner Randall inquired whether the PBC utilizes other government contracts?

The Director of Procurement confirmed that it does, stating that the agency collaborates with other governmental entities whenever it is advantageous to the PBC.

The Director of Procurement provided a recommendation to approve an amendment for LCP Tracker & B2GNow, web-based labor and minority compliance software. This amendment extends the term of the agreement through December 31, 2026, and increases the value to Not-to Exceed \$675,000.00.

The AO Committee accepted the reports provided by the Director of Procurement.

The Executive Director reported on one Field Order above the reporting threshold. The full Field Order Report is listed below:

Kenwood Academy Link and Mechanical Project/ General Contractor / C1602R F.H Paschen, S.N. Nielsen & Associates, LLC / Original Contract Value: \$9,985,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$9,985,000.00.

013 9/25/2025 \$44,933.35 Provide labor, materials, and equipment associated with sewer revisions, including new manholes, new 6" ductile irons sewer pipe, new 8" ductile iron sewer connection between existing manholes, and asphalt restoration based on new sewer connection extents due to existing field conditions.

014 10/16/2025 \$14,520.00 Provide labor, materials, and equipment to provide requested site signage and pavement markings at the North, Central and South Parking lot.

FPDCC Restroom Rehabilitation Districtwide (Busse Woods and Dan Ryan Woods)/ General Contractor / C1615 ALFA Chicago, Inc. / Original Contract Value: \$3,231,600.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$3,231,600.00.

009 10/24/2025 \$6,133.49 Furnish labor, materials, and equipment to install new 4" galvanized vent pipe extension, collar, and sheet metal chimney shroud "caps" at (2) Dan Ryan Woods restroom buildings (Grove 2E and 4C).

FPDCC Metal Buildings – McGinnis Field Station / General Contractor / C1613 Acceleration Construction Services Group, LLC / Original Contract Value: \$1,908,230.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$1,908,230.00.

001 10/7/2025 (\$60,872.24) Furnish all labor, materials, and equipment associated with Issue for Construction (IFC) modifications, including electrical, plumbing, and architectural disciplines.

The Executive Director provided a recommendation to ratify a Change Order in the total credit amount of (\$281,856.50) for the CDOT Capital Program Alleys (various locations) Package 1. The Change Order is to deduct unused Commission's Contract Contingency at all locations and for the Reconciled Schedule of Prices at all locations.

The Executive Director reported on regular reports, development status and other matters as follows.

On October 3rd, the March of Dimes Chicago recognized the Joint Public Safety Training Campus Project as recipient of this year's Construction Award at the 2025 Construction & Transportation Program luncheon.

The PBC was honored to accept this award, along with partners at Fleet and Facility Management, recognizing this innovative project that represents a major investment in Chicago's future and a significant milestone in civic and public safety.

The March of Dimes also recognized President Preckwinkle's Build Up Cook Program. Congratulations to President Preckwinkle and PBC's partners at Cook County.

On October 14th, the PBC hosted a well-attended pre-submission conference and site visit for Design Build Services for the Department of Family and Support Services Bronzeville Regional Senior Center. Proposals were received this week.

On October 21st, the PBC hosted its 8th Quarterly Assist Agency Conference. Representatives from the African American Contractors Association, Illinois State Black Chamber of Commerce, U.S. Minority Contractors Association, Women's Business Development Center, and Hispanic American Construction Industry Association attended. PBC provided information regarding its upcoming procurement opportunities, continued support for minority and women owned businesses, and continued collaboration with the assist agencies. PBC is committed to remaining accessible to the agencies, contractors, vendors, and suppliers, particularly MBE and WBE firms. At each quarterly meeting, the PBC now features an assist agency partner who shares information about their organization. At the October 21st meeting, the spotlight agency was the U.S. Minority Contractors Association. The next PBC Assist Agency Conference is scheduled on March 24, 2026.

October 23, 2025, the PBC attended the Annual Meeting and State of the Industry luncheon for the Federation of Women Contractors, a PBC Assist Agency. The PBC shared details regarding current and upcoming procurement opportunities during the meeting.

On October 28, 2025, PBC staff members supported President Preckwinkle and the team at the Forest Preserves of Cook County who celebrated a ribbon cutting for the new recreational amenities at Beaubien Woods.

On November 6th, Ray Giderof will accept the prestigious Honorable Justice Thurgood Marshall Legacy Award for 2025 at the 34th Annual Millennium Builders Awards and STEM Education Scholarship Ceremony hosted by the U.S. Minority Contractors Association. Additional details will be provided at the upcoming board meeting.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.