

PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
MARCH 5, 2026

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 March 5, 2026, 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
 Jordan Briggs, Neal and Leroy
 Patrice Doyle
 Lisa Giderof
 Rudy Manning (remote)
 Patricia Montenegro
 Bryant Payne (remote)
 Tanya Foucher-Weekley
 Mary Pat Witry

The reading of the minutes from the Administrative Operations Committee meeting held January 8, 2026, 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 Environmental Renovation/Demolition to Terracon Consultants, Inc. in the amount of \$9,085.52 for the City Colleges of Chicago School of Nursing Project. Task order awards for Material Testing Services to ATC Group Services d/b/a Atlas Technical in the amount of \$24,735.00 for the Kenwood Academy Link and Mechanical Project and to Princeton Technical Services, Inc., MBE firm, in the amount of \$42,962.50 for the Forest Preserve District of Cook County Metal Buildings (Tinley and McGinnis).

Commissioner Randall asked for the timeframe for the completion of the Forest Preserve District Projects. Executive Director Giderof responded that the projects are scheduled for completion this coming quarter.

The Director of Procurement reported on the Assignment of Contract PS1996 with Synapse Networks, Inc., for IT Server Migration and Maintenance Services to Synapse Tech, LLC.

The services include cloud-hosting applications and server support to optimize, maintain, and upgrade the cloud-hosting environment, as well as technical assistance related to user connection issues or general application functionality.

The owner of Synapse Networks, Inc., has retired and sold the business to long-term employees. The new firm, Synapse Tech, LLC, has agreed to the same terms of the contract and will provide the same level of service while using the same personnel. The PBC performed due diligence checks and required a new disclosure affidavit and a new disclosure of retained parties, both of which have been reviewed.

Commissioner Randall asked whether a company is legally required to notify the PBC when ownership changes. The Director of Procurement responded that PBC contracts include a clause allowing an owner to sell or make changes to the company; however, if the action involves a sale or change in ownership distribution, the PBC must be notified and will review the request.

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

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

Lincoln Square Brown Line Area Improvements/ General Contractor / C1612 F.H Paschen, S.N. Nielsen & Associates, LLC / Original Contract Value: \$8,447,005.67 / Approved Change to Date: \$0.00 / Revised Contract Value: \$8,447,005.67.

016 2/24/2026 (\$4,336.63) Provide labor, materials, and equipment to delete concrete foundation for base mounted street lighting control cabinet and delete irrigation controller and associated work; furnish and install (1) new non-freeze guard/ground hydrant at parking lot reduced pressure zone (RPZ).

CDOT WPA Street Reconstruction (W. 106th Street) / General Contractor / C1625 MQ Sewer & Water Contractors, Inc. d/b/a MQ Construction Company / Original Contract Value: \$2,735,433.20 / Approved Change to Date: \$0.00 / Revised Contract Value: \$2,735,433.20.

002 2/26/2026 \$54,795.00 Provide materials, labor and equipment for revised line-item quantities associated with earth excavation, earth excavation (soil to CCDD facility) and non-special waste disposal.

FPDCC Restroom Rehabilitation Districtwide / 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

010 12/19/2025 \$73,810.68 Provide labor, materials, and equipment to remove and properly dispose of existing grinder pump control panels, required electrical connections, conduit, and labeling at the following (5) Busse Woods facilities; H1 Busse Forest Central Grove #4 Building G; H3 Busse Boating Center Building L, H4 Busse Forest Main Dam Grove #26 Building P; Busse Forest Grove #24 Building K, H9 Busse Forest West Grove #31, Building H.

Commissioner Randall asked if the Field Order for the Forest Preserve project will have an impact on the opening date. Executive Director Giderof responded that the PBC is working closely with both the contractor and client to meet the project goals.

The Executive Director provided a recommendation to ratify the following Change Orders:

- A Change Order in the total amount of \$51,550.45 for the Kenwood Academy Link and Mechanical Project to provide labor, materials, and equipment for additional site signage and pavement markings at the North, Central, and South parking lots, and to provide labor, materials and equipment for revisions for the new sewer connection.
- A credit Change Order in the amount of (\$208,693.18) for the Dett Elementary School Annex and Renovation Project to deduct unused Commission's Contract Contingency.
- A credit Change Order in the total amount of (\$833,000.00) for the CDOT Works Progress Administration (WPA) Street Reconstruction (East 109th St., South Hoyne Avenue, South Harding Avenue and East 102nd Street) to deduct unused Sitework Allowance and unused Commission's Contract Contingency (all locations).
- A credit Change Order in the amount of (\$153,498.28) for the CDOT Capital Program Alleys (various locations) Package 3 for the reconciled schedule of prices (all locations).
- A credit Change Order in the total amount of (\$577,762.64) for the CDOT Works Progress Administration (WPA) Street Reconstruction (South Central Park Avenue and East 91st Street) for reconciled schedule of prices at both locations and to deduct unused Commission's Contract Contingency at both locations.

Commissioner Randall asked if the PBC will work on additional WPA Projects. Executive Director Giderof responded that the PBC is currently meeting with CDOT to determine budget and schedule considerations for the 2026 Program and will report back at a future meeting.

Next, the Executive Director provided updates on regular reports, development status and other matters as follows.

On January 28th, the PBC hosted a Project Update Meeting with 16th Ward Alderman Stephanie Coleman, City Colleges of Chicago and the project team regarding the School of Nursing Project at Kennedy King College located at 63rd and Halsted. The second-floor library is being converted into space for the Nursing Program. The Executive Director further reported that through the PBC's Student Hiring Initiative, the Design Builder has hired a Chicago Builds graduate who is also soon to graduate from Dawson Technical Institute. This scholar, a Gwendolyn Brooks High School graduate, is expected to start work on March 16, 2026.

On January 29th, in coordination with the Department of Water Management and 45th ward Alderman James Gardiner, the PBC hosted a Pre-Submission Conference for Design-Build Services for the Department of Water Management's new Operations Facility located at 4825 West Lawrence Avenue. These conferences are intended to provide information for firms interested in partnering on or pursuing the project. The event attracted over 80 participants, and since that time the PBC has received multiple responses to this procurement. The results will be reported at a future meeting.

On February 25th, the PBC celebrated the 100th Anniversary of Black History Month with an inspirational presentation by performance artist, professional poet, and writer Ugochi, who read a passage from her latest book and performed a traditional Nigerian song. The Executive Director thanked the PBC staff who worked together to organize the program.

On March 4th, the PBC attended the Annual Membership Awards Gala to support one of PBC's Assist Agencies, the African American Contractor's Association (AACA), at the South Shore Cultural Center. The PBC continues to partner with all Assist Agencies. AACA has been a strong partner and has helped ensure its membership is aware of opportunities to work on PBC Projects.

The Executive Director reported regarding the PBC's upcoming 3rd Annual Connection Session, to be held on Thursday, May 14, 2026, at Malcolm X College. The Connection Session provides on-site networking with PBC's pre-qualified General Contractors, Pre-Approved Job Order Contracting firms, MBE/WBE firms, subcontractors, vendors, suppliers and Assist Agencies with a strong focus on the PBC's Student Employment Initiative.

The AO Committee accepted the reports from the Executive Director.

The meeting was adjourned.