

Public Building Commission of Chicago



Meeting Minutes

SEPTEMBER 8, 2026

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 SEPTEMBER 8, 2026 at 2:30 P.M.**

The following Commissioners were present:

Brandon Johnson, Chairman
Robert Castaneda
James F. Ellis, Jr.
Sean B. Harden
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall - 7

Attendees present were:

Ray Giderof, Executive Director

J. Beatty	J. Higgins	D. Taylor
J. Borkman	G. Johnson	T. Foucher-Weekley
J. Briggs	K. LaJeune	R. Williams
C. Coleman	R. Manning*	M. Witry
P. Doyle	P. Montenegro	
L. Giderof	B. Payne	

* Remote

The meeting was called to order by the Chairman and the presence of a quorum was established.

The Chairman 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. Executive Director Giderof stated that there were no registered speakers for the public participation period.

The Commissioners were next presented with consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held August 11, 2026. 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 11, 2026 board meeting were unanimously approved.

The next item on the agenda was a report by the Administrative Operations Committee regarding the meeting held on September 3, 2026. Commissioner Maldonado presented a report of the meeting which is summarized as follows:

The Director of Procurement reported on one task order award for Surveyor Specialty Consultant Services. The Director of Procurement also reported on the appointment of a firm to provide Engineer of Record Services for the City of Chicago Municipal Bus Station Safety and Security Feasibility Study.

The Executive Director recommended the ratification of the following Change Orders:

- Kenwood Academy Link and Mechanical Project in the amount of \$24,018.72.
- Lincoln Square Brown Line Area Improvements in the amount of \$46,261.09.
- CDOT Capital Program Alleys Package 5 in the credit amount of (\$100,000.00).
- Forest Preserve District of Cook County Restroom Rehabilitation Districtwide – Busse Woods in the amount of \$87,094.36.

The Executive Director also provided updates on various outreach opportunities.

The AO Committee accepted the recommendations and reports from the PBC staff. A copy of the Task Order Report is attached hereto as **Exhibit “A”**.

Following consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 8842

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Change Orders 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:

Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle and
Arnold Randall - 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 that have occurred since the last board meeting. He advised the Commissioners that the Public Building Commission, in collaboration with its partners at the Chicago Department of Transportation (CDOT), Seventh (7th) Ward Alderman Greg Mitchell and the South Side Erosion Task Force, provided an update regarding the Shoreline Feasibility Study (71st to 75th Streets). He also advised the Commissioners that the Public Building Commission, in collaboration with its partners at the Department of Fleet and Facility Management (2FM), Path Construction and its electrical contractor and MBE subcontractors attended the Powering Chicago Filming featuring the City of Chicago's Emergency Medical Services Project located at 701 N. Kilbourn. Thereafter, Public Building Commission representatives attended the University of Illinois System Pathways to Procurement event at the UIC Forum. Finally, the Executive Director was honored to join Chairman Johnson and representatives from the City Colleges of Chicago including Malcolm X College President David Sanders, 28th Ward Alderman Jason Ervin and other elected officials and community residents at the Naming Ceremony for the Community Center at the Malcolm X College West Campus Addition and Renovation Project honoring U.S. Congressman Danny Davis.

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 to appoint a firm to provide Engineer of Record Services for the Municipal Bus Station Safety and Security Feasibility Study Project located at 630 West Harrison Street (the “Project”). The Executive Director advised the Commissioners that the Public Building Commission reviewed its Letters of Interest and Qualification (LIQ) Database consisting of 142 Architects and 73 Engineers interested in providing Architect and Engineer of Record (AOR/EOR), Design Architect, Engineering and Programing Architect services to the Public Building Commission. Following review of the qualifications and availability of firms listed in the Database, and in collaboration with the Department of Fleet and Facility Management (2FM), it was recommended that the Public Building Commission appoint dbHMS, a minority-owned business enterprise (MBE) firm, as Engineer of Record for the Project based upon the following criteria: capabilities to perform services for similar past projects with successful execution; understanding of the importance of design excellence and its applicability to projects with a strong philosophy and process; commitment to maximizing the utilization of MBE and WBE Consultant Firms; recent and relevant experience with engineering of similar types of existing facilities; proven experience in projects of safety, security and other measures with private and governmental buildings; understanding of the public engagement process for outreach in the development of the scope. Upon approval, dbHMS will perform Engineer of Record services and conduct a safety and security feasibility study for the Project under a new Task-Order Based Master Agreement with the Public Building Commission. Following discussion, and upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8843

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of dbHMS, to provide Engineer of Record Services and conduct a safety and security feasibility study for the Project located at 630 West Harrison Street under a Task Order based AOR/EOR Master Agreement with the Public Building Commission in an amount not to exceed Ten Million (\$10,000,000) dollars.

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:

Brandon Johnson, Robert Castaneda,
James F. Ellis, Jr., Sean B. Harden,
Jose G. Maldonado, Jr., Toni Preckwinkle and
Arnold Randall - 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



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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BRANDON JOHNSON
Mayor
City of Chicago

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Chairman
Financial Relations, Inc.

TONI PRECKWINKLE
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Cook County Board of Commissioners

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ARNOLD RANDALL
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Gaylord and Dorothy Donnelley
Foundation

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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

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Metropolitan Water Reclamation
District of Greater Chicago

ROBERT CASTANEDA
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Chicago Park District

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Chicago Board of Education

RAY GIDEROFF
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

JESSICA HIGGINS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

September 8, 2026

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: Surveyor 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



EXHIBIT A.

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 2026

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Surveyor	\$ 58,511.96
		\$ 58,511.96

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Title II Transition Plan	Surveyor Services	Consulting	American Surveying & Engineering, Ltd.	MBE	\$ 58,511.96



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 22, 2026

Via E-Mail: c.fidis@americansurvey.com

Coventine Fidis
American Surveying & Engineering, Ltd.
200 North LaSalle, Suite 2630
Chicago, IL 60601

RE: **Contract / Task Order**
Number: 04046-PS3083A-002
Project Number and Name: 04046 Title II Transition Plan
Services: Surveyor
User Agency: City of Chicago – Department of Fleet and Facility Management (2FM)

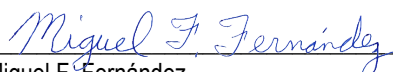
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS3083A for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and American Surveying & Engineering, Ltd. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of American Surveying & Engineering, Ltd.'s Task Order proposal, dated June 18, 2026. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

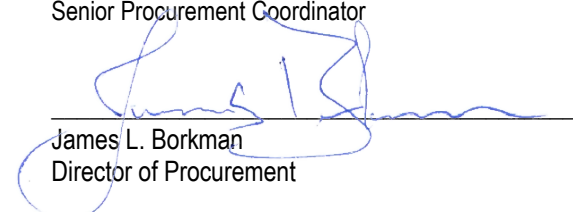
<u>\$56,011.96</u>	Fee for Additional Surveyor Services – Three additional facilities
<u>\$2,500.00</u>	Reimbursable expense to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$58,511.96** 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

07/22/2026

Date


James L. Borkman
Director of Procurement

07/22/2026

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 25, 2026

To: James Borkman
Director of Procurement

From: Justin Cafferty
Director of Planning and Design

Distribution: Miguel Fernandez
04046-03-04-03-02

Subject: Recommendation of Award
ADA Title II Transition Plan
American Survey and Engineering
Boundary Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **American Surveying and Engineering LTD** who has been pre-qualified to provide a Boundary 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 June 18, **American Surveying and Engineering** submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$56,011.96 to complete the scope of work and \$2,500.00 in contingency costs, for a total proposed amount of \$58,511.96

Based on the review, we recommend that **American Surveying and Engineering** 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.

American Surveying and Engineering should be assigned a Task Order, in the not-to-exceed amount of \$56,011.96, with \$2,500.00 in contingency, for a total of \$58,511.96

End of Memorandum

PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD MEETING – SEPTEMBER 8, 2026
CHANGE ORDER REPORT

EXHIBIT B.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS*
FOR PBC BOARD MEETING
September 8, 2026

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)
Kenwood Academy Link and Mechanical Project 5015 S. Blackstone Avenue Project Manager: Robert Owens	C1602R	F. H. Paschen , S.N. Nielsen & Associates, LLC	\$9,985,000.00	\$320,117.94	\$10,305,117.94	\$24,018.72	\$10,329,136.66	3.45%
Lincoln Square Brown Line Area Improvements W. Leland Ave., N. Western Ave. to N. Lincoln Ave. N. Lincoln Ave., W. Leland Ave. to Brown Line "L" Tracks N. Western Ave., W. Eastwood Ave. to W. Leland Ave. Project Manager: Randy Williams	C1612	F. H. Paschen , S.N. Nielsen & Associates, LLC	\$8,447,005.67	\$46,261.09	\$8,493,266.76	\$46,261.09	\$8,539,527.85	1.10%
CDOT Alleys (Various Locations) - Package 5 Various Locations Project Manager: Robert Ochi	C1626	Sumit Construction Company, Inc.	\$4,475,856.00	\$0.00	\$4,475,856.00	(\$100,000.00)	\$4,375,856.00	-2.23%
FPDCC Restroom Rehabilitation Districtwide (Busse Woods and Dan Ryan Woods) Various Locations Project Manager: Kenneth Dillard	C1615	Alfa Chicago, Inc.	\$3,231,600.00	\$216,434.57	\$3,448,034.57	\$87,094.36	\$3,535,128.93	9.39%

PUBLIC BUILDING COMMISSION OF CHICAGO**CHANGE ORDER**

Kenwood Academy Link and Mechanical Project

5015 S. Blackstone Avenue

August 6, 2026*

F. H. Paschen, S.N. Nielsen & Associates LLC**5515 N. East River Road****Chicago, IL 60656**

CHNG	BULL	CONTRACT NUMBER C1602R	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$9,985,000.00
NUM		APPROVED CHANGE ORDERS	\$320,117.94
ADJUSTED CONTRACT PRICE TO DATE			\$10,305,117.94
007	1602R-018	Provide labor, materials and equipment associated with revisions to the CMU walls, wall infill, concrete slab demo and steel angle supports. (Error or Omission – User Agency AOR).	\$24,018.72

TOTAL CHANGE ADDITION

\$24,018.72

ADJUSTED CONTRACT PRICE AFTER APPROVAL**\$10,329,136.66**

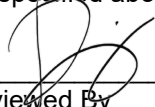
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1602R heretofore issued by the Public Building Commission.

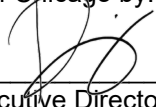
All parties shall apply the change as indicated above.

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**

Lincoln Square Brown Line Area Improvements

W. Leland Ave., N. Western Ave. to N. Lincoln Ave.
 N. Lincoln Ave., W. Leland Ave. to Brown Line "L" Tracks
 N. Western Ave., W. Eastwood Ave. to W. Leland Ave.

August 20, 2026*

F. H. Paschen, S.N. Nielsen & Associates LLC**5515 N. East River Road****Chicago, IL 60656**

CHNG	BULL	CONTRACT NUMBER C1612	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$8,447,005.67
NUM		APPROVED CHANGE ORDERS	\$46,261.09
ADJUSTED CONTRACT PRICE TO DATE			\$8,493,266.76
002	1612-023	Provide labor, material and equipment to demolish, dispose, re-grade and re-pour bus turnaround slab and Plaza Area at South elevation near the North elevation of the CTA station. Client Directive.	\$23,489.48

TOTAL CHANGE ADDITION

\$23,489.48

ADJUSTED CONTRACT PRICE AFTER APPROVAL**\$8,516,756.24**

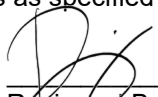
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1612 heretofore issued by the Public Building Commission.

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 5

August 31, 2026*

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

CHNG	BULL	CONTRACT NUMBER C1626	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$4,475,856.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$4,475,856.00
001	1626-003R	Deduct unused Sitework Allowance at Various Locations: 22912 W Cermak Road, 22913 W. Grand Avenue/W. Division Street, 22914 W. Wellington Avenue and 22915 W. Grand Avenue / W. Palmer Street. Other.	(\$100,000.00)

TOTAL CHANGE ADDITION	(\$100,000.00)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$4,375,856.00
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1626 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**

Forest Preserve District of Cook County (FPDCC)

Restroom Rehabilitation Districtwide - Busse Woods & Dan Ryan Woods

Multiple Locations

September 2, 2026*

Alfa Chicago, Inc.**4100 W. Belmont Avenue, Suite 5****Chicago, Illinois 60641**

CHNG	BULL	CONTRACT NUMBER C1615	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,231,600.00
NUM		APPROVED CHANGE ORDERS	\$216,434.57
ADJUSTED CONTRACT PRICE TO DATE			\$3,448,034.57
003	1615-003	Provide all labor, materials and equipment for roof repairs at (4) locations in Busse Woods associated with discovered conditions. Differing Conditions.	\$87,094.36

TOTAL CHANGE ADDITION	\$87,094.36
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$3,535,128.93
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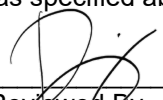
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1615 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

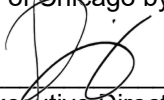
Resolution Number _____

*Ratified at Next Board Meeting

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



Reviewed By



Executive Director