

AUTHORIZE THE PRE-QUALIFICATION STATUS OF AND NEW AGREEMENTS WITH VARIOUS VENDORS TO PROVIDE GENERAL CONTRACTING SERVICES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the pre-qualification status of and new agreements with various vendors to provide General Contracting Services at an estimated annual aggregate cost set forth in the Compensation Section of this report and authorize a written master agreement with each vendor. Vendors were selected on a competitive basis pursuant to Board Rule 7-2. Written master agreements for vendors are currently being negotiated. No services shall be provided by and no payment shall be made to any vendor prior to the execution of its written master agreement. The pre-qualification status approved herein for each vendor shall automatically rescind in the event such vendor fails to execute the Board's master agreement within 90 days of the date of this Board Report. Information pertinent to this master agreement is stated below.

Specification Number : 21-289

Contract Administrator : Nash, Wayne C. / 773-553-2280

USER INFORMATION :

Project
Manager: 11860 - Facility Operations & Maintenance

42 West Madison Street

Chicago, IL 60602

Dye, Venguanette

773-553-2960

TERM:

The term of this pre-qualification period and each master agreement is three (3) years, effective January 1, 2022 and ending December 31, 2024. The Board shall have the right to renew the pre-qualification period and each master agreement for two (2) additional one (1) year periods.

SCOPE OF SERVICES:

Contractors shall perform the following services:

- Perform general construction contracting services required by the scope of work identified in the bid solicitation in compliance with applicable laws, rules, codes and regulations;
- Procure all permits, licenses, and approvals;
- Plan, coordinate, administer, and supervise the work;
- Procure all materials, equipment, labor and vendor services including without limitation the notarized certifications of subcontractors required for each awarded project in accordance with the Board's Multi-Project Labor Agreement;
- Provide required documents for the required insurance and provide the payment and performance bonds required for each awarded project;
- Perform change order, corrective work and closeout completion; Comply with Board directives, and policies regarding each project; including without limitation directives and policies regarding lead and asbestos-containing surfaces, in addition to other environmental work regarding each project.
- Prepare and submit timely status and progress reports and update project completion schedules when requested by the Board;

- Meet with Board representative(s) regularly as required to discuss work in progress and other matters.
- Maintain and provide in a timely manner all required certified payroll documentation.
- Maintain a Safety program and complying with all relevant rules, regulations, specifications and laws regarding and pertaining to Safety; and
- Provide all required M/WBE documentation when responding to a specific bid solicitation.

COMPENSATION:

Contractors shall be paid based upon projects awarded as agreed to in their master services agreements. Estimated annual amounts for the sum of payments to all pre-qualified vendors for the three (3) year pre-qualification term are set forth below:

\$400,000,000 FY 22
\$500,000,000 FY 23
\$500,000,000 FY 24
\$100,000,000 FY 25

The costs associated herewith shall be reported to the Board on a quarterly basis pursuant to Board Rule 7-10.

USE OF POOL:

The Board is authorized to receive services from the pre-qualified pool as follows: the Board shall solicit sealed bids for each project from the pre-qualified pool of contractors. The pre-qualified contractors will be requested to furnish a lump-sum quotation in response to an invitation to bid for a defined scope of work. Each project shall be awarded to the lowest responsible, responsive bidder. A notice of award for each project shall be issued by the Chief Procurement Officer and such award shall be ratified by the Board at the Board meeting immediately following such award. All awards and any change orders will be subsequently presented to the Board for approval.

AUTHORIZATION:

Authorize the General Counsel to include other relevant terms and conditions in the written master agreement. Authorize the President and Secretary to execute the master agreements. Authorize Executive Director of Capital Planning and Construction to execute all ancillary documents required to administer or effectuate the master agreement.

AFFIRMATIVE ACTION:

Pursuant to the Remedial Program for Minority and Women-Owned Business Enterprise Participation in Construction contracts (M/WBE Program), the Business Diversity goals for this pool are 30% MBE and 7% WBE. This vendor pool is comprised of 51 vendors with 20 MBEs and 3 WBEs. The User group has committed to achieve the Business Diversity goals through the utilization of the certified diverse suppliers and certified diverse subcontractors. Aggregate compliance of vendors will be reported on a quarterly basis.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund: Various Capital Funds
Unit: 12150 Capital Planning and Construction

\$400,000,000 FY 22
\$500,000,000 FY 23
\$500,000,000 FY 24
\$100,000,000 FY 25

Not to exceed \$1,500,000,000 for the three (3) year term. Future year funding is contingent upon budget appropriation and approval.

CFDA#: Not Applicable

GENERAL CONDITIONS:

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness - The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

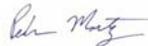
Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:



CHARLES E. MAYFIELD
Interim Chief Procurement Officer

Approved:



PEDRO MARTINEZ
Chief Executive Officer

Approved as to Legal Form: 

JOSEPH T. MORIARTY
General Counsel

- | | | | |
|----|---|----|--|
| 1) | Vendor # 97573

A.L.L. MASONRY CONSTRUCTION CO. dba
ALL CONSTRUCTION GROUP
1425 S. 55th Court
Cicero, IL 60804

Luis Puig

773 489-1280

Category: Over \$1.5M Ownership: Luis Puig -
64%, Luis M. Puig - 36% | 4) | Vendor # 18485

AUBURN CORPORATION
10490 W. 164TH PLACE
ORLAND PARK, IL 60467

Mike Winiacki

708 349-7676

Category: Under \$1.5 M Ownership: Richard
Erickson - 100% |
| 2) | Vendor # 23048

AGAE Contractors, Inc.
4549 NORTH MILWAUKEE AVE.
CHICAGO, IL 60630

Frank Kutschke

773 777-2240

Category: Over \$1.5M Ownership: Julie Peric -
100% | 5) | Vendor # 97571

Accel Construction Services Group, LLC
2211 N. ELSTON AVE. STE 201
CHICAGO, IL 60614

Henry Lopez

773 902-5296

Category: Over \$1.5M Ownership: Henry Lopez
99%, Jeanene Lopez - 1% |
| 3) | Vendor # 81957

ALL-BRY CONSTRUCTION COMPANY
145 TOWER DRIVE
BURR RIDGE, IL 60527

Thomas W. Girouard

630 655-9567

Category: Over \$1.5M Ownership: Thomas
Girouard - 100% | 6) | Vendor # 97570

Apex Construction Group, Inc.
6100 N. PULASKI RD
CHICAGO, IL 60646

Djordje Janjus

219 671-3581

Category: Over \$1.5M Ownership: Valentino
Caushi - 100% |

- | | |
|--|---|
| <p>7) Vendor # 31784</p> <p>BLINDERMAN CONSTRUCTION CO., INC.
224 N DESPLAINES ST
CHICAGO, IL 60661</p> <p>Steve Blinderman</p> <p>312 982-2602</p>
<p>Category: Over \$1.5M Ownership: Steve Blinderman - 50%, David Blinderman - 50%</p> | <p>10) Vendor # 59563</p> <p>BURLING BUILDERS, INC.
44 WEST 60TH STREET
CHICAGO, IL 60621</p> <p>Joe Targett</p> <p>773 241-6821</p>
<p>Category: Over \$1.5M Ownership: Elzie Higginbottom - 90%, John Girzadas - 10%</p> |
| <p>8) Vendor # 34765</p> <p>BUCKEYE CONSTRUCTION CO., INC.
7827 S. CLAREMONT AVENUE
CHICAGO, IL 60620</p> <p>Michael Difiore</p> <p>773 778-1955</p>
<p>Category: Under \$1.5M Ownership: Michael Difiore - 100%</p> | <p>11) Vendor # 40927</p> <p>CCC HOLDINGS, INC.
9101 S BALTIMORE AVENUE
CHICAGO, IL 60617</p> <p>Jennifer Cullen</p> <p>773 721-2500</p>
<p>Category: Over \$1.5M Ownership: Jennifer Cullen - 100%</p> |
| <p>9) Vendor # 89364</p> <p>BULLEY & ANDREWS
1755 WEST ARMITAGE AVE.
CHICAGO, IL 60622</p> <p>Peter Kuhn</p> <p>773 235-2433</p>
<p>Category: Over \$1.5M Ownership: Allan Bulley, Jr. - 51%, Allan Bulley, III - 24.5%, Susan Bulley - 24.5%</p> | <p>12) Vendor # 17255</p> <p>CPMH CONSTRUCTION, INC.
3129 S. SHIELDS
CHICAGO, IL 60616</p> <p>Conrad Perez</p> <p>312 929-2345</p>
<p>Category: Under \$1.5M Ownership: Conrado Perez - 51%, Michael Hope - 49%</p> |

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| <p>13) Vendor # 18216</p> <p>CREA CONSTRUCTION, INC.
433 W. Harrison
CHICAGO, IL 60680-3161</p> <p>Rea Johnson</p> <p>312 371-3827</p> <p>Category: Under \$1.5M Ownership: Rea Johnson - 100%</p> | <p>16) Vendor # 12083</p> <p>CORNERSTONE CONTRACTING, INC.
831 Oakton St Suite A
Elk Grove Village, IL 60007</p> <p>Christian Blake</p> <p>847 593-0010</p> <p>Category: Over \$1.5M Ownership: Broadway Electric Inc- 100%</p> |
| <p>14) Vendor # 40975</p> <p>CZERVIK CONSTRUCTION CO.
19148 S 85TH PLACE UNIT 56
MOKENA, IL 60448</p> <p>Michelle Hill</p> <p>708 473-3972</p> <p>Category: Under \$1.5M Ownership: Michelle Hill - 100%</p> | <p>17) Vendor # 17282</p> <p>DRIVE CONSTRUCTION, INC.
7235 S. FERFINAND
BRIDGEVIEW, IL 60455</p> <p>Gerardo Cortez</p> <p>708 546-2591</p> <p>Category: Over \$1.5M Ownership: Gerado Cortez - 100%</p> |
| <p>15) Vendor # 97569</p> <p>Cordos Development & Associates, LLC
10 W. HUBBARD ST. STE. 2B
CHICAGO, IL 60654</p> <p>Vinicius Cordos</p> <p>312 464-1788</p> <p>Category: Over \$1.5M Ownership: Clifford Bedar 33.33%, Vinicius Cordos 33.33%, John Cordos 33.33%</p> | <p>18) Vendor # 97568</p> <p>Encisco Operations LLC DBA Enc Construction and Development
3859 W. 59TH PI.
CHICAGO, IL 60629</p> <p>Javier Enciso</p> <p>773 642-9575</p> <p>Category: Under \$1.5M Ownership: Javier Enciso 100%</p> |

- 19) Vendor # 76326
F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. EAST RIVER RD.
CHICAGO, IL 60656
Mike Clementi
773 444-3474
Category: Over \$1.5M Ownership: FHP TR Trust No. 1 - 65%, James Blair 18%, James Habschmidt - 5%, Joseph Scarpelli - 4%, Robert Zitek - 4%, Charles Freiheit - 4%
- 20) Vendor # 41829
FRIEDLER CONSTRUCTION COMPANY
1001 N. MILWAUKEE AVE. STE 402
CHICAGO, IL 60642
Eric Friedler
773 661-5720
Category: Over \$1.5M Ownership - Eric Friedler - 100%
- 21) Vendor # 97561
Friedler Beritus JV
1001 N. MILWAUKEE AVE. STE 402
CHICAGO, IL 60642
Eric Friedler
773 489-1818
Category: Under \$1.5M Ownership: Friedler Construction Co. 60%, Beritus, Inc. 40%
- 22) Vendor # 97567
G. Fisher Commercial Construction, Inc.
2 S. HANKES RD. STE C
AURORA, IL 60506
George R. Fisher, Jr.
331 256-6847
Category: Under \$1.5M Ownership: George R. Fisher, Jr. 100%
- 23) Vendor # 40926
GRIGGS MITCHELL & ALMA OF IL, LLC dba GMA CONSTRUCTION GROUP
3520 S. MORGAN ST STE 222-4
CHICAGO, IL 60609
Cornelius Griggs
312 690-4205
Category: Over \$1.5M Ownership: Cornelius Griggs - 100%
- 24) Vendor # 36339
HENRY BROS. CO.
9821 S. 78TH AVENUE
HICKORY HILLS, IL 60457
Marc Deneau
708 658-0247
Category: Over \$1.5M Ownership: George Ferrell - 50%, William Callaghan - 50%

25)

Vendor # 24007

JAMES MCHUGH CONSTRUCTION CO.
1737 SOUTH MICHIGAN AVE.
CHICAGO, IL 60616

Michael J. Meagher

312 986-8000

Category: Over \$1.5M Ownership: James R. McHugh Officer 49.25%, Patricia H. McHugh Officer 37.51%, CBS 2020 Investment Trust 5.87%, SJS 2020 Investment Trust 5.87%, Michael J. Meagher Officer 0.90%, McHugh ESOP 0.60%

26)

Vendor # 23996

K.R. MILLER CONTRACTORS, INC.
1624 COLONIAL PARKWAY
INVERNESS, IL 60067

Keith Miller

312 432-1070

Category: Over \$1.5M Ownership: Keith Miller - 100%

27)

Vendor # 97566

KEO AND ASSOCIATES, INC.
123 N. WACKER DR. STE 2600
CHICAGO, IL 60606

David Rivera Jr.

773 340-1466

Category: Over \$1.5M Ownership: Chris Onwuzurike 100%

28)

Vendor # 69819

LEOPARDO COMPANIES INC.
5200 PRAIRIE STONE PARKWAY
HOFFMAN ESTATES, IL 60192

Pete Oldendorf

847 783-3000

Category: Over \$1.5M Ownership: James Leopardo 100%

29)

Vendor # 99843

MC DONAGH DEMOLITION INC.
7243 W. TOUHY AVE
CHICAGO, IL 60631

Paul Dadian

773 276-7707

Category: Under \$1.5M Ownership: Geraldine McDonagh 61%, Coleman McDonagh 3% - Coleman, Caoimhe, Ciara, Cian, Ava, Roisin McDonagh - all 6% each

30)

Vendor # 69629

MILHOUSE ENGINEERING AND CONSTRUCTION, INC.
60 EAST VAN BUREN STREET, STE 1501
CHICAGO, IL 60605

Joe Petraitis

312 987-0061

Category: Under \$1.5M Ownership: Wilbur C. Milhouse III 82%, Joseph Zurad 15%, Dolla Crater 3%

31)

Vendor # 45621

MURPHY & JONES COMPANY
4040 N. NASHVILLE AVENUE
CHICAGO, IL 60634

Ed Latko

773 794-7900

Category: Under \$1.5M Ownership: Ed Latko
100%

32)

Vendor # 31792

O.C.A. CONSTRUCTION, INC.
8434 CORCORAN RD
WILLOW SPRINGS, IL 60480

Kelly Heneghan

708 839-5605

Category: Over \$1.5M Ownership: Kelly
Heneghan 51%, John O'Connor 49%

33)

Vendor # 11067

OLD VETERAN CONSTRUCTION, INC.
10942 SOUTH HALSTED STREET
CHICAGO, IL 60628

Jose Maldonado

773 821-9900

Category: Over \$1.5M Ownership: Jose
Maldonado 100%

34)

Vendor # 68058

PAN-OCEANIC ENGINEERING CO., INC.
6436 W HIGGINS
CHICAGO, IL 60654

Gulzar Singh

773 601-8408

Category: Under \$1.5M Ownership: Gulzar
Singh 100%

35)

Vendor # 40145

PATH CONSTRUCTION COMPANY, INC.
125 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

Sam Robinson

847 398-7100

Category: Over \$1.5M Ownership: Richard
Krause 100%

36)

Vendor # 49940

PMJ ENTERPRISES, INC.
4122 W GRAND AVE
CHICAGO, IL 60651

Jose Espiritu

773 360-5532

Category: Over \$1.5M Ownership: >100
Shareholders

- 37) Vendor # 69883
Powers and Sons Construction Company,
Incorporated
2636 WEST 15TH AVE.
GARY, IN 46404

Kelly Baria

219 949-3100

Category: Over \$1.5M Ownership: Mamon
Powers Jr. 30%, Claude Powers 50%, Mamon
Powers III 15%, Kelly Baria 5%
- 40) Vendor # 59584

ROBE, INC.
6150 N. NORTHWEST HWY
CHICAGO, IL 60631

Paul Mulvey

773 775-8900

Category: Under \$1.5M Ownership: Paul
Mulvey 100%
- 38) Vendor # 27686

RELIABLE & ASSOCIATES CONSTRUCTION
COMPANY
4106 S EMERALD AVE
CHICAGO, IL 60609

Linval Chung

312 666-3626

Category: Over \$1.5M Ownership: Linval
Chung 100%
- 41) Vendor # 16641

SANSMITH VENTURE
145 TOWER DR
BURR RIDGE, IL 60527

Dwight Smith

630 455-0610

Category: Under \$1.5M Ownership: Dwight
Smith 100%
- 39) Vendor # 12831

REYES GROUP, LTD.
15515 S. CRAWFORD AVENUE
MARKHAM, IL 60428

Marcos Reyes

708 596-7100

Category: Over \$1.5M Ownership: Marcos G.
Reyes 100%
- 42) Vendor # 23854

SCALE CONSTRUCTION, INC.
2869 S. ARCHER AVE 2ND FL
CHICAGO, IL 60608

Carole Zordani

312 491-9500

Category: Over \$1.5M Ownership: Carole R.
Zordani 100%

- 43) Vendor # 16324
SIMPSON CONSTRUCTION CO.
701 25TH AVENUE
BELLWOOD, IL 60104

Robert Hansen

708 544-3800

Category: Over \$1.5M Ownership: Robert Hansen 67%, Company Owned Stock 33%
- 44) Vendor # 24765
SPEEDY GONZALEZ LANDSCAPING, INC.
10624 S TORRENCE AVE.
CHICAGO, IL 60617-0000

Jose Gonzalez

773 734-7780

Category: Under \$1.5M Ownership: Jose Gonzalez 100%
- 45) Vendor # 97565
Stuckey Construction Company, Inc.
2020 N. LEWIS AVE.
WAUKEGAN, IL 60087

Edwin Stuckey

847 336-8575

Category: Over \$1.5M Ownership: Edwin Stuckey 100%
- 46) Vendor # 40151
THE BOWA GROUP INC.
7050 S STONY ISLAND AVE.
CHICAGO, IL 60649

Nosa Ehimwenman

312 238-9899

Category: Over \$1.5M Ownership: Nosa Ehimwenman 100%
- 47) Vendor # 20152
THE GEORGE SOLLITT CONSTRUCTION COMPANY
790 N CENTRAL AVE
WOOD DALE, IL 60191

James Zielinski

630 860-7333

Category: Over \$1.5M Ownership: The George Sollitt Construction Company Employee Stock Ownership Plan (ESOP) 100%
- 48) Vendor # 13330
THE LOMBARD COMPANY
4245 W. 123RD STREET
ALSIP, IL 60803

Daniel Lombard

708 389-1060

Category: Over \$1.5M Ownership: Lombard Investment Company 100%

49)

Vendor # 18636

THE STONE GROUP, INC.
228 N. WASHTENAW
CHICAGO, IL 60612

Brendan Winters

773 638-2758

Category: Under \$1.5M Ownership: Kevin
Kenzinger - 100%

50)

Vendor # 15399

TYLER LANE CONSTRUCTION, INC.
8700 W. BRYN MAWR, STE 620N
CHICAGO, IL 60631

Vince Vacala

773 588-4500

Category: Over \$1.5M Ownership: Larry Vacala
100%

51)

Vendor # 67318

WALSH CONSTRUCTION COMPANY
929 WEST ADAMS STREET
CHICAGO, IL 60607

Jeff Pezza

312 563-5400

Category: Over \$1.5M Ownership: Walsh
Construction Group LLC 99.6%, Matthew M
and Margaret B. Walsh Trust for the Benefit of
the Matthew M Jr. and Joyce S. Walsh Family
0.2%, Matthew M and Margaret B. Walsh Trust
for the Benefit of the Daniel J and Patricia R.
Walsh Family 0.2%