

June 27, 2024

AMEND BOARD REPORT 21-1117-PR5
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~~ Financial 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.

This June 2024 amendment is necessary to add six (6) additional vendors to the list of pre-qualified vendors pursuant to the First Supplemental Request for Qualifications #23-465 ("Supplemental RFQ") and to remove Vendor No. 25 (James McHugh Construction Co.) for failure to execute the Board's Master Agreement. The authority granted herein for each additional vendor shall automatically rescind in the event such vendor fails to execute the Board's master agreement within 120 days of the date of this Board Report.

Specification Number : 21-289, 23-465

Contract Administrator : Yi, Ann / 773-553-2280

USER INFORMATION :

Project 11860 - Facility Operations & Maintenance
 Manager: 42 West Madison Street
 Chicago, IL 60602

Dye, Venguanette
 773-553-2960

PM Contact: 11880 - Facility Opers & Maint - City Wide
42 West Madison Street
Chicago, IL 60602
Hansen, Ivan

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.

The term of this pre-qualification period and each master agreement for the supplemental vendors being added pursuant to the Supplemental RFQ is six (6) months, commencing July 1, 2024 and ending December 31, 2024.

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 ~~54~~ 56 vendors with ~~22~~ 29 MBEs and ~~4~~ 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:



PATRICIA HERNANDEZ
Chief Procurement Officer

Approved:



PEDRO MARTINEZ
Chief Executive Officer

Approved as to Legal Form: 



RUCHI VERMA
General Counsel

- 1) Vendor # 97573
A.L.L. MASONRY CONSTRUCTION CO., INC
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%
- 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%
- 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%
- 4) Vendor # 18485
THE AUBURN CORPORATION
- 10490 W. 164TH PLACE
- ORLAND PARK, IL 60467
- Mike Winiecki
- 708 349-7676
- Category: Under \$1.5 M Ownership: Richard Erickson - 100%

5)

Vendor # 97571
Accel Construction Services Group, LLC

2211 N. ELSTON AVE. STE 302

CHICAGO, IL 60614

Henry Lopez

773 902-5296

Category: Over \$1.5M Ownership: Henry Lopez 99%, Jeanene Lopez - 1%

7)

Vendor # 31784
BLINDERMAN CONSTRUCTION CO., INC.

224 N DESPLAINES ST

CHICAGO, IL 60661

Steve Blinderman

312 982-2602

Category: Over \$1.5M Ownership: Steve Blinderman - 50%, David Blinderman - 50%

6)

Vendor # 97570
Apex Construction Group, Inc.

17W601 14th St.

Oakbrook Terrace, IL 60181

Djordje Janjus

219 671-3581

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

8)

Vendor # 34765
BUCKEYE CONSTRUCTION CO., INC.

7827 S. CLAREMONT AVENUE

CHICAGO, IL 60620

Michael Difiore

773 778-1955

Category: Under \$1.5M Ownership: Michael Difiore - 100%

9)

Vendor # 89364
BULLEY & ANDREWS

1755 WEST ARMITAGE AVE.

CHICAGO, IL 60622

Peter Kuhn

773 235-2433

Category: Over \$1.5M Ownership: Allan Bulley Jr. - 51%, Allan Bulley, III - 24.5%, Susan Bulley - 24.5%

10)

Vendor # 59563
BURLING BUILDERS, INC.

44 WEST 60TH STREET

CHICAGO, IL 60621

Joe Targett

773 241-6821

Category: Over \$1.5M Ownership: Elzie Higginbottom - 90%, John Girzadas - 10%

11)

Vendor # 40927
CCC HOLDINGS, INC.

18660 Graphics Drive

Tinley Park, IL 60477

Jennifer Cullen

773 721-2500

Category: Over \$1.5M Ownership: Jennifer Cullen - 100%

12)

Vendor # 17255
CPMH CONSTRUCTION, INC.

3129 S. SHIELDS

CHICAGO, IL 60616

Conrad Perez

312 929-2345

Category: Under \$1.5M Ownership: Conrado Perez - 51%, Michael Hope - 49%

13)

Vendor # 18216
CREA CONSTRUCTION, INC.

433 W. Harrison

CHICAGO, IL 60680-3161

Rea Johnson

312 371-3827

Category: Under \$1.5M Ownership: Rea
Johnson - 100%

14)

Vendor # 40975
CZERVIK CONSTRUCTION CO.

19148 S 85TH PLACE UNIT 56

MOKENA, IL 60448

Michelle Hill

708 473-3972

Category: Under \$1.5M Ownership: Michelle
Hill - 100%

15)

Vendor # 97569
CORDOS DEVELOPMENT & ASSOCIATES,
LLC

10 W. HUBBARD ST. STE. 2B

CHICAGO, IL 60654

Vinicius Cordos

312 464-1788

Category: Over \$1.5M Ownership: Clifford
Bedar 33.33%, Vinicius Cordos 33.33%, John
Cordos 33.33%

16)

Vendor # 12083
CORNERSTONE CONTRACTING, INC.

831 Oakton St Suite A

Elk Grove Village, IL 60007

Christian Blake

847 593-0010

Category: Over \$1.5M Ownership: Broadway
Electric Inc- 100%

17)

Vendor # 17282
DRIVE CONSTRUCTION, INC.

7235 S. FERFINAND

BRIDGEVIEW, IL 60455

Gerardo Cortez

708 546-2591

Category: Over \$1.5M Ownership: Gerado Cortez - 100%

18)

Vendor # 97568
ENCISO OPERATIONS LLC DBA ENC
CONSTRUCTION AND DEVELOPMENT

3859 W. 59TH PL.

CHICAGO, IL 60629

Javier Enciso

773 642-9575

Category: Under \$1.5M Ownership: Javier Enciso 100%

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 Joint Venture

935 W CHESTNUT STREET

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.

1301 Aucutt Road

Montgomery, IL 60538

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.

5513 N Cumberland Avenue Suite 707

Chicago, IL 60656

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
McDONAGH 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.

333 S Wabash St

CHICAGO, IL 60604

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.

3245 Glenwood Dyer Rd

Lynwood, IL 60411

Jose Maldonado

773 821-9900

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

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%

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%

38)

Vendor # 27686
RELIABLE & ASSOCIATES CONSTRUCTION

4106 S EMERALD AVE

CHICAGO, IL 60609

Linval Chung

312 666-3626

Category: Over \$1.5M Ownership: Linval
Chung 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%

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%

41)

Vendor # 16641
SANDSMITH VENTURE

145 Tower Drive - Suite 7

Burr Ridge, IL 60527

Dwight Smith

630 455-0610

Category: Under \$1.5M Ownership: Dwight Smith 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%

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%

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

185 Hansen Court

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 Vacal
100%

51)

Vendor # 67318
WALSH CONSTRUCTION COMPANY II, LLC

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%

52)

Vendor # 68849

WILLIAM NINO DBA ACCURATE GENERAL
CONTRACTORS LTD.

4440 NORTH KOSTNER AVE.

CHICAGO, IL 60630

William Nino Sr

773 594-1122

Category: Projects LESS THAN OR EQUAL
TO \$1.5M For Profit Corporation; William Nino
Sr. 100%

- | | |
|---|---|
| 53) <u>Vendor # 95462</u>

<u>CONCORD OVC JV</u>

<u>307 CATON FARM RD</u>

<u>LOCKPORT, IL 60441</u>

<u>Kristin Evers</u>

<u>630 243-6849</u>

<u>Category: Projects LESS THAN OR EQUAL TO \$1.5M Joint Venture; Concord Excavating Enterprises, Inc. 51%, Old Veterans Construction 49%</u> | 55) <u>Vendor # 55005</u>

<u>JOHN BURNS CONSTRUCTION COMPANY, LLC</u>

<u>999 OAKMONT PLAZA DRIVE SUITE 400</u>

<u>WESTMONT, IL 60559</u>

<u>Leslie Martinez</u>

<u>708 638-7642</u>

<u>Category: Projects GREATER THAN \$1.5M Ownership: Limited Liability Company; John Burns Holdings, LLC 100%</u> |
| 54) <u>Vendor # 95680</u>

<u>GRANITE CONSTRUCTION COMPANY</u>

<u>216 JEFFERSON ST SUITE 601</u>

<u>CHICAGO, IL 60661</u>

<u>Benjamin Harding</u>

<u>224 254-8590</u>

<u>Category: Projects GREATER THAN \$1.5M Ownership: For Profit Corporation; Granite Corporation Incorporated 100%</u> | 56) <u>Vendor # 41437</u>

<u>UJAMAA CONSTRUCTION, INC.</u>

<u>7744 S. STONY ISLAND AVE.</u>

<u>CHICAGO, IL 60649</u>

<u>Jimmy Akintonde</u>

<u>773 602-1100</u>

<u>Category: Projects GREATER THAN \$1.5M Ownership: For Profit Corporation; Jimmy Akintonde 100%</u> |

57) Vendor # 95452

PACIFIC CONSTRUCTION SERVICES LLC

5511 CUMBERLAND AVE SUITE 608

CHICAGO, IL 60656

Chris Waless

773 290-1600

Category: Projects GREATER THAN \$1.5M
Ownership: Limited Liability Company; Bart
Friedman 50%, Stephen Bykowski 40%