

**APPROVE THE PRE-QUALIFICATION STATUS OF AND ENTERING INTO AGREEMENTS WITH CONTRACTORS TO PROVIDE VARIOUS TRADES WORK OVER \$10,000 FOR THE THE OPERATIONS AND MAINTENANCE PROGRAM**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve the pre-qualification status of and entering into agreements with contractors to provide various trades work over \$10,000 for the Operations and Maintenance Program at a cost not to exceed \$20,000,000 in the aggregate and approve entering into a written master agreement with each contractor. Contractors were selected on a competitive basis pursuant to duly advertised Request for Qualifications (Specification No.:08-250017). A written master agreement for each contractor is currently being negotiated. No services shall be provided by and no payment shall be made to any contractor prior to the execution of their written master agreement. The pre-qualification status approved herein for each contractor shall automatically rescind in the event such contractor fails to execute the Board's master agreement within 120 days of the date of this Board Report. Information pertinent to these master agreements is stated below.

**NAME OF USER GROUPS:**

Facility Operations & Maintenance  
125 South Clark Street 16th Floor  
Chicago, IL 60603  
Stephen Wilkins  
773-553-2900

**TERM:**

The term of this pre-qualification period and each master agreement is one year commencing January 1, 2009 and ending December 31, 2009. The Board shall have the right to extend the pre-qualification period and each master agreement for two additional one-year periods.

**SCOPE OF SERVICES:**

Contractors will provide various trades/work for the Operations and Maintenance Program for projects over \$10,000 at the Chicago Public Schools.

**COMPENSATION:**

The compensation payable to all Contractors, inclusive of labor, material and supplies, shall not exceed \$20,000,000.00 in the aggregate.

**USE OF POOL:**

The Department of Facility Operations and Maintenance and self-directed schools, shall cause bid solicitations to be issued to the pre-qualified contractors for the types of services as needed. Bids will be awarded to the lowest, responsive, responsible contractor and notices of award will be issued by the Chief Purchasing Officer. All awards and any change orders thereto 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 agreements. Authorize the President and Secretary to execute the master agreements. Authorize Chief Purchasing Officer to execute all ancillary documents required to administer or effectuate the master agreements.

**AFFIRMATIVE ACTION:**

Pursuant to section 6.2 of the Remedial Program for Minority and Women Business Enterprise Participation in Construction Projects (M/WBE Program), the M/WBE goals for this contract include 26% total MBE and 5% total WBE. Aggregated compliance of the vendors in the pool will be reported on a quarterly basis.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Charge to Facility Operations and Maintenance: \$20,000,000.00  
Fiscal Year: FY09-10  
Source of Funds: Various Operations and Maintenance and Capital Funds

**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.

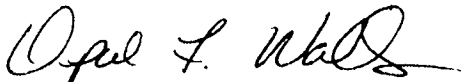
Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their 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 June 23, 2004 (04-0623-PO4), 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:**



**Opal L. Walls**  
Chief Purchasing Officer

**Within Appropriation:**



**PEDRO MARTINEZ**  
Chief Financial Officer

**Approved:**



**ARNE DUNCAN**  
Chief Executive Officer

**Approved as to Legal Form:**



**PATRICK J. ROCKS**  
General Counsel

1)  
A & A Tuckpointing, Inc.  
6008 North Avondale Avenue  
Chicago, Il 60631  
Floyd D. Blanski  
773-792-2221  
773-792-2310  
Vendor # 37943  
Trades: Masonry Restoration And  
Tuckpointing

2)  
A.G.A.E. Contracting  
6135 North Elston Ave  
Chicago, Il 60646  
Julian B. Rumowski  
773-842-2398  
773-775-2241  
Vendor # 23048  
Trades: Fence Installation And  
Ornamental Iron Work Services

3)  
A.T.S. Decorators  
60 Moonlight Road  
Matteson, Il 60443  
Alan Cabeil  
773-419-0108  
708-481-6368  
Vendor # 30834  
Trades: Paint, Plaster And Drywall

4)  
Above All Contractor, Llc  
548 Newberry Drive  
Elk Grove Village, Il 60007  
Ben Lee  
630-310-0202  
847-285-1130  
Vendor # 63342  
Trades: Construction Related Activities

5)  
Accurate General Contractors  
5967 North Elston Ave.  
Chicago, Il 60646  
William Vincent Nino  
773-205-1122  
773-205-1133  
Vendor # 68849  
Trades: General Contractor

6)  
Alliance Refrigeration M  
100 Frontier Way  
Bensenville, Il 60106  
Dave Bruno  
630-860-0011  
630-860-9625  
Vendor # 38889  
Trades: Hvac Services And Installation

7)  
Amw Environmental Services, Inc.  
158 Circle Ridge Drive  
Burr Ridge, Il 60527  
Adam Sulik  
630-330-7613  
630-455-4524  
Vendor # 34964  
Trades: Environmental Construction  
And Renovation

8)  
Andee Boiler & Welding Company  
7649 So State Street  
Chicago, Il 60619  
Jeffrey J. Murphy  
773-874-9020  
773-874-1136  
Vendor # 31390  
Trades: Boiler Repair Shop

9)  
Applied Controls & Contracting  
539-541 W. Taft Drive  
South Holland, Il 60473  
George N. Kinnison  
708-596-7400  
708-596-1020  
Vendor # 25668  
Trades: Temperature Controls System,  
Low Voltage Installation, Hvac,  
Temperature Control System  
Maintenance And Hvac Equipment

10)  
Aqua Pure Enterprises, Inc. M  
1404 Joliet Rd., Ste A  
Romeoville, Il 60446  
Thomas Todner  
630-771-1310  
630-771-1301  
Vendor # 46325  
Trades: Swimming Pool Repair And  
Chemicals

11)  
Auburn Corporation  
10490 W. 164th Place  
Orland Park, Il 60467  
Albert D. Gierut  
708-349-7676  
708-349-9461  
Vendor # 18485  
Trades: Commercial Window And Door  
Replacement

12)  
Aztech Electric, Inc  
30 South Stolp Ave., #218  
Aurora, Il 60506  
Paul Deleon  
630-801-4807  
630-801-4807  
Vendor # 97733  
Trades: Electrical Work

13)  
B And L Distributors, Inc. M  
P.O. Box 295  
Argo, Il 60501  
773-285-2321  
773-285-2300  
773-285-2321  
Vendor # 29609  
Trades: Distributorship

14)  
Bearcom, Lp 1  
811 West Evergreen Asve., Ste 204  
Chicago, Il 60642  
Troy Johnson  
800-252-1691  
312-226-9998  
Vendor # 12194  
Trades: Wireless

15)  
Broadway Electric, Inc.  
831 Oakton Street  
Elk Grove Village, Il 60007-1904  
John R. Oehler  
847-593-0001  
847-593-0010  
Vendor # 42778  
Trades: Electrical Contractor

16)  
Buckeye Construction  
7827 S. Claremont Avenue  
Chciago, Il 60620  
Vincent L. Difiore  
773-778-8583  
773-778-5513  
Vendor # 34765  
Trades: General Contractor And  
Construction

17)  
C.L. Bec Construction, Inc.  
2934 N Mont Clare Street  
Chicago, Il 60634  
Becky Munoz  
773-385-5378  
773-385-5392  
Vendor # 25542  
Trades: Carpentry Contractor

18)  
Candor Electric  
7825 S Claremont  
Chicago, Il 60620  
Vincent J. Difiore  
773-778-2626  
773-778-0032  
Vendor # 16143  
Trades: Electrical Contractors

19)  
D&M Property Maintenance, Inc.  
14538 S. Western  
Posen, Il 60469  
Daniel D. Cronin  
708-293-1272  
708-293-1362  
Vendor # 23669  
Trades: Miscellaneous Work

20)  
Division 10 Supplies  
365 Balm Court  
Woodale, Il 60191  
Thomas R. Dillilo  
630-860-7272  
630-860-9131  
Vendor # 45801  
Trades: Distribute And Install Toilet  
Compartment

21)  
Dnd Electric, Inc.  
1569 Harris Drive  
Aurora, Il 60502  
David Deleon  
630-585-0933  
630-585-0314  
Vendor # 39651  
Trades: Electrical Contractor

22)  
Door Works Commercial Services Co.  
953 Seton Ct.  
Wheeling, Il 60090  
Tim Koenig  
847-414-7531  
847-541-7309  
Vendor # 35154  
Trades: Supplier And Installer Of  
Doors, Frames And Hardware

23)  
Dunning Electrical Services,  
6809 W Irving Park Road  
Chicago, Il 60634  
Lou Panzarino  
773-282-3330  
773-282-3437  
Vendor # 25721  
Trades: Electrical Contracting Services

24)  
Dyna-Craft Contracting, Inc.  
10762 South Prospect  
Chicago, Il 60643  
Craig Rollins  
773-233-9911  
773-233-9922  
Vendor # 23896  
Trades: Flooring, Painting, Concrete  
And Snow Plow

25)  
F.W. Kline & Sons, Inc.  
309 Mannheim Rd.  
Bellwood, Il 60104  
Paul Mroch  
708-544-4450  
708-544-6971  
Vendor # 12530  
Trades: Locksmith And Door Hardware  
Services

26)  
Frank Cooney Company Inc  
225 N. Arlington Heights Rd., #100  
Elk Grove Village, Il 60007  
Kevin P. Cooney  
847-640-8800  
847-640-6575  
Vendor # 22173  
Trades: Educational Furniture And  
Equipment

27)  
Galaxy Environmental, Inc.  
4242 North Cicero Ave.  
Chicago, Il 60641  
George A. Salinas  
773-427-2980  
773-427-2980  
Vendor # 20242  
Trades: Abestos/Lead Abatement,  
Painting, Demolition, Landspacing,  
Snow Plowing And Mold Remediation

28)  
Garrigan Construction, Inc.  
1022 Ferdinand Ave.  
Forest Park, Il 60130-2204  
Rosemary Garrigan  
708-488-8170  
708-488-8177  
Vendor # 25867  
Trades: Carpentry And General  
Contractor

29)  
Globe Electrical Contractors  
9514 W 47th St  
Brookfield, Il 60513  
Henry A. Mendoza  
708-387-2400  
708-387-0458  
Vendor # 18306  
Trades: Electrical And General  
Contractor

30)  
Greatline Communications  
P O Box 1452  
South Holland, Il 60473  
Joseph Blandford  
708-331-8707  
708-331-8708  
Vendor # 17958  
Trades: Low Voltage Electrician And  
Security Contractor

31)  
Hopkins Illinois Elevator Co.  
832 N. Wolcott Avenue  
Chicago, Il 60622-4937  
Carol H. Siemion  
773-486-3350  
773-486-5191  
Vendor # 49471  
Trades: Elevator Maintenance And  
Repairs Services

32)  
Horizon Contractors, Inc  
1355 West Fulton Street  
Chicago, Il 60607  
Christine Chung Hurley  
312-850-3010  
312-850-3499  
Vendor # 92029  
Trades: Electrical Contractor

33)  
Hvac Consultants, Inc  
1900 S. Highland Ave., Ste 206  
Lombard, Il 60148  
Tom Vanderveen  
630-599-0168  
630-599-0180  
Vendor # 96626  
Trades: Hvac Engineering And  
Contracting

34)  
Ideal Heating Company  
9515 Southview Ave  
Brookfield, Il 60513  
Charles M. Usher Jr.  
708-680-5000  
708-680-5007  
Vendor # 13288  
Trades: Boiler Replacements, General Contracting Associated With Boiler Replacement, Hvac And Pipefitting

35)  
Ife & S. Inc  
2040 West 16th Street.  
Broadview, Il 60155  
Christine Garcia  
708-410-2103  
708-410-2105  
Vendor # 91784  
Trades: General Contracting

36)  
Indigo Construction Services, Inc  
1800 East Joe Orr Rd.  
Chicago Heights, Il 60411  
Kim Difilippo  
708-753-1499  
708-753-1488  
Vendor # 30008  
Trades: Electrical, Hvac, And General Construction

37)  
Industrial Fence, Inc  
1300 South Kilbourn  
Chicago, Il 60623  
Miguel Sahieral  
773-521-9900  
773-521-9904  
Vendor # 31847  
Trades: Fencing, Guardrails, Railins And Miscellaneous Metal Work

38)  
Industrial Glass Mirror  
5662 Northwest Hwy  
Chicago, Il 60646  
Teresa Landa  
773-202-3844  
773-202-3846  
Vendor # 25267  
Trades: Industrial Glass And Mirror, Ltd

39)  
Interstate Electronics Co.  
600 Joliet Road  
Willowbrook, Il 60527  
Gregory P. Kuzmic  
630-789-8700  
630-789-8712  
Vendor # 27990  
Trades: Communications Contractor

40)  
Jameson Sheet Metal, Inc  
23824 Industrial Dr.  
Plainfield, Il 60585  
Sondra Joyce  
815-577-5277  
815-577-5288  
Vendor # 90672  
Trades: Hvac, Building Automation And Sheet Metal

41)  
Jensen Window Corp.  
7641 W 100th Place  
Bridgeview, Il 60455  
Jeffrey W. Jensen  
708-599-5990  
708-599-6158  
Vendor # 38000  
Trades: Window Guards, Security Screens, Insect Screens Window And New Replacement And Repair

42)  
Jones & Cleary Roofing Co.,  
6838 S South Chicago Ave  
Chicago, Il 60637  
William J. Cleary Iii  
773-288-6464  
773-288-2955  
Vendor # 21217  
Trades: Roofing, Architectural And  
Sheet Metal Work

43)  
Kbi Custom Case, Inc  
12406 Hansen Rd.  
Hebron, Il 60034  
Janice Letourneau  
815-648-4940  
815-648-4827  
Vendor # 94982  
Trades: Manufacturer Of Cabinets And  
Coutertops

44)  
L.D. Flooring Co., Inc.  
1354 Ridge Ave  
Elk Grove Village, Il 60007  
Lidia Margelu  
847-364-4467  
847-364-4407  
Vendor # 30750  
Trades: Wood Flooring

45)  
Lopez + Associates, Inc  
7975 Industrial Drive  
Forest Park, Il 60130  
Chris Wessels  
708-386-8050  
708-386-0848  
Vendor # 61520  
Trades: Chimey Repairs, Inspections,  
Demolition And Maintenance

46)  
M. W. Powell Company 1  
3445 S Lawndale Ave  
Chicago, Il 60623  
Anthony J. Roque  
773-247-7438  
773-247-7441  
Vendor # 14656  
Trades: Riifung And Related Sheet  
Metal

47)  
Millennium Construction Of Il, Inc  
450 Prairie Ave., Ste 107  
Calumet City, Il 60409  
Andre L. Hunter  
708-862-3848  
708-832-1314  
Vendor # 80672  
Trades: Demolition, Excavation And  
Concrete Placement

48)  
Molter Corp  
7601 W 191st St  
Tinley Park, Il 60487  
Loretta Molter  
708-720-1600  
708-720-1635  
Vendor # 16375  
Trades: Masonry Contractor

49)  
Murphy & Jones, Inc.  
4040 N. Nashville Avenue  
Chicago, Il 60634  
Edward M. Latko, Jr.  
773-794-7900  
773-794-7905  
Vendor # 45621  
Trades: General Contracting



50)  
Mvp Fire Systems, Inc  
14006 S. Kildare Ave.  
Crestwood, Il 60445  
Robert Wasniewski  
708-371-1594  
708-371-1796  
Vendor # 61234  
Trades: Sprinkler Fitter And Fire  
Protection Contractor

51)  
Newcastle Tuckpointing/William  
Marrero  
1921 N. Newcastle  
Chicago, Il 60707  
William Marrero  
773-837-4876  
773-637-7297  
Vendor # 22445  
Trades: General Masonry, Roofing,  
Painting, Chimney And Sewer

52)  
Pan-Oceanic Eng. Co, Inc  
P.O. Box 66465  
Chicago, Il 60666  
Gulzar Singh  
773-601-8408  
773-601-8409  
Vendor # 68058  
Trades: General Contractors,  
Excavation And Sewer Work, Asphalt,  
Concrete, Paving, Demolition,  
Oranamental Fencing And Site Utility

53)  
Parkway Elevators  
499 Kent Rd.  
Riverside, Il 60546  
John Posluszny  
708-442-1458  
708-442-1685  
Vendor # 38609  
Trades: Elevator Maintenance

54)  
Plumbing Systems, Inc  
P.O. Box 23088  
Chicago, Il 60623  
Anthony McMahon  
773-777-9476  
773-777-7497  
Vendor # 80117  
Trades: Plumbing Contractor

55)  
Qu-Bar Mechanical, Inc.  
4149 West 166th Street  
Oak Forest, Il 60452-4626  
Niranjan S. Choksi  
708-339-8360  
708-339-8368  
Vendor # 23503  
Trades: Mechanical Contractor

56)  
Quantum Crossings, Inc.  
455 N City Front Plaza  
Chicago, Il 60611  
Roger J. Martinez  
312-467-0065  
312-467-0340  
Vendor # 32334  
Trades: Electrical And Communications  
Contracting And Professional Services  
Consulting

57)  
Renaissance Communication Systems,  
Inc  
3509 Martens St.  
Franklin Park, Il 60131  
Michael Simner  
847-671-1340  
847-671-9340  
Vendor # 30989  
Trades: System Contractor

58)  
Reyes Group Ltd.  
15515 S. Crawford Avenue  
Markham, Il 60428  
Marcos G. Reyes  
708-596-7100  
708-596-7184  
Vendor # 12831  
Trades: Construction And General  
Contractor

59)  
Robe, Inc  
5062 North Lincoln  
Chicago, Il 60625  
Paul Mucvey  
773-907-8123  
773-506-4876  
Vendor # 59584  
Trades: General Contractor

60)  
Sanchez Paving Company, Inc  
16309 South Crawford  
Markham, Il 60428  
Tim Waters  
708-333-1300  
708-333-4800  
Vendor # 79752  
Trades: Asphalt And Paving

61)  
Scheck Mechanical Corporation  
500 East Plainfield Rd.  
Countryside, Il 60525  
Ron Wintercom  
708-482-8100  
708-482-8185  
Vendor # 63604  
Trades; Piping, Boiler, Metal  
Fabrication, Mechanical,  
Instrumentation, Burners, Control  
Systems, Refrigeration, Chillers, And  
Hvac

62)  
School Specialty  
W6316 Design Drive  
Greenville, Wi 54942-0000  
Sam Kuhlman  
888-388-3224  
630-241-0816  
Vendor # 26218  
Trades: Education Company

63)  
Senate Electric Construction Company  
701 Wheeling Rd.  
Mt. Prospect, Il 60056  
Mary Sbarboro  
847-873-0634  
847-827-0924  
Vendor # 52931  
Trades: Electrical Construction

64)  
Sharlen Electric Company  
P O Box 17597  
Chicago, Il 60617  
William J. Cullen  
773-721-0700  
773-721-9208  
Vendor # 22906  
Trades: Electrical Contractor

65)  
Skyway Elevator Repair Co M  
1900 S. Michigan Ave.  
Chicago, Il 60616  
Joseph Bell  
312-326-4410  
312-326-8190  
Vendor # 31960  
Trades: Elevator Repair, Maintenance  
And Modernization

66)  
Staalsen Construction Co., Inc.  
4639 W. Armitage Avenue  
Chicago, Il 60639  
Seaby Bess  
773-637-1116  
773-637-8331  
Vendor # 62716  
Trades: General Contractor

67)  
Top Builders, Inc.  
3211 Dell Pl.  
Glenview, Il 60025  
Kevin Lee  
773-343-4119  
847-730-5206  
Vendor # 28113  
Trades: Carpentry Contractor

68)  
Tricor Security Group, Inc.  
4612 W. Cermak Rd.  
Cicero, Il 60804  
Dennis M. Widdows  
708-656-9821  
708-656-9813  
Vendor # 33307  
Trades: Cctv System, Alarm System,  
And Low Voltage Electrical

69)  
Union Contracting, Inc  
325 North Hoyne  
Chicago, Il 60612  
Steve Buckmaster  
312-666-1904  
312-666-8255  
Vendor # 59585  
Trades: Masonry And Concrete

70)  
Union Lightning Protection Installers,  
Inc  
7975 Industrial Drive  
Forest Park, Il 60130  
Chris Wessels  
708-366-1827  
708-386-0848  
Vendor # 76708  
Trades: Design And Installation Of  
Lighning And Surge And Protection  
Systems

71)  
Universal Mechanical, Inc.  
18163 S. Crystal  
Lansing, Il 60438  
Melvin M. Kennedy Iii  
708-889-1979  
708-474-8065  
Vendor # 39977  
Trades: Hvac Pipe Fittings

72)  
W & W Plumbing Water & Sewer  
512 E Sibley Blvd.  
Harvey, Il 60426  
Edgar Weathersby  
708-331-6101  
708-331-3103  
Vendor # 25418  
Trades: General Contractor

73)  
Windy City Electric Co M  
7225 West Touhy  
Chicago, Il 60631  
John McMahon  
773-774-0201  
773-774-4667  
Vendor # 28663  
Trades: Electrical Contractor