

**RATIFY EXERCISING THE OPTION TO EXTEND AND APPROVE THE PRE-QUALIFICATION  
STATUS OF AND ENTERING INTO AGREEMENTS WITH NEW CONTRACTORS TO PROVIDE  
GENERAL CONTRACTING SERVICES**

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

Ratify exercising the option to extend the pre-qualification status of contractors and approve entering into written master agreements with new contractors to provide general contracting services at a cost for the one-year period not to exceed \$250,000,000 in the aggregate. New contractors were selected on a competitive basis pursuant to a duly advertised Request for Qualifications (Specification No.: 09-250013). Written documents exercising these options and written master agreements for new contractors are currently being negotiated. No payment shall be made to any contractor during this option period prior to the execution of their written option document. No services shall be provided by and no payment shall be made to any new contractor prior to the execution of their written master agreement. The authority granted herein shall automatically rescind as to each contractor in the event their respective written option document or written master agreement is not executed within 120 days of the date of this Board Report. Information pertinent to these agreements is stated below.

**USER:**

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

**ORIGINAL AGREEMENT:**

The original Agreements (authorized by Board Report 06-0628-PR15 as amended by Board Reports 08-0602-PR7, 08-1022-PR2 and 09-0422-PR6) are for a term commencing July 1, 2006 and ending June 30, 2009, with the Board having 2 options to extend for one year periods. The original agreements were awarded on a competitive basis pursuant to a duly advertised Request for Qualifications (Specification No.:06-250027).

**OPTION PERIOD:**

The pre-qualification status and term of these agreements is being extended for one year commencing July 1, 2009 and ending June 30, 2010. The Board is not extending the pre-qualification status and agreement with two contractors.

**TERM OF NEW CONTRACTS:** The term of the pre-qualification period and each master agreement with the eight (8) new contractors (identified as numbers: (27) Henry Bros, (29) International Contractors, (30) John Burns Construction, (32) Oakk Construction, (34) Poulos Construction, (36) Powers and Sons, (38) Skeder Construction and (40) William A. Randolph) shall commence upon execution and end June 30, 2010. The Board shall have the right to extend the pre-qualification period and each new master agreement for one additional one year period.

**OPTION PERIODS REMAINING:**

There is one option period for one year remaining.

**SCOPE OF SERVICES:**

Contractors will provide 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 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;

Prepare and submit timely status and progress reports and update project completion schedules when requested by the Board;

Meet with Board representative regularly as required to discuss work in progress and other matters; and

Provide all required M/WBE documentation when responding to a specific bid solicitation.

**DELIVERABLES:**

Contractors will provide general contracting services to the Capital Improvement Program.

**OUTCOMES:**

Contractor's services will result in pre-qualified general contracting services.

**COMPENSATION:**

The sum of payments to all pre-qualified contractors for this one year period shall not exceed \$250,000,000.

**USE OF GENERAL CONTRACTING POOL:** The Board shall solicit sealed bids for each project from the pre-qualification pool. The pre-qualified pool 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 to award for each project shall be issued by the Chief Purchasing Office and such award shall be ratified by the Board at the Board meeting immediately following such award.

**USE OF JOC POOL:** A Job Order Contract shall be awarded to the lowest, responsive, responsible bidder. The determination of responsible bidder shall include several factors, including the bidder's capacity to perform the required work. Capacity shall be determined by, among other things, an evaluation of the number of workers employed by the bidder and the other projects the bidder is currently undertaking, taking into account the number and scope of Projects planned or forecast during the term of the Job Order Contract. The lowest bid shall be determined by the value of the Combined Adjustment Factor. "Combined Adjustment Factor" means the number derived by adding together the weighted Price Adjustment Factors bid for a Job Order Contract. Job Order Contracts may include provisions allowing the issuance of a Project Work Order to the second lowest responsive, responsible bidder or to another approved JOC Contractor if the CPO determines that the original JOC Contractor is for any reason unable to perform the JOC Project. The Chief Facilities Officer (CFO) or designee shall submit the request to include a Project in the JOC program, for designation as a JOC Project, to the Chief Purchasing Officer (CPO). The CPO or designee shall evaluate each request. If the CPO or designee determines that the conditions are met and the Project is otherwise suitable for award through Job Order Contracting, the CPO will authorize the CFO to proceed.

**REPORTING JOC PROJECTS TO THE BOARD:** The CPO shall report to the Board each JOC Project approval, including a general description of JOC Project, a brief explanation of why the Project qualified for the JOC program, and the Project's estimated total cost. The CPO also shall report to the Board each JOC Project completion, including the Project's total final cost.

**AUTHORIZATION:**

Authorize the General Counsel to include other relevant terms and conditions in the written option documents and master agreements. Authorize the President and Secretary to execute the option documents and master agreements. Authorize Chief Purchasing Officer to execute all ancillary documents required to administer or effectuate the option documents and master agreements.

**AFFIRMATIVE ACTION:**

All agreements formed pursuant to this Board Report shall be subject to the Board's Business Diversity Program for Construction Projects and any revisions or amendments to that policy that may be adopted during the term of any such contract.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Charge to Facilities: \$250,000,000.00 Fiscal Year: FY10  
Budget Classification: Various Capital Funds  
Source of Funds: 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.

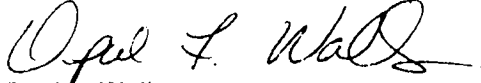
Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

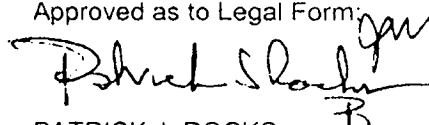
Within Appropriation:

  
PEDRO MARTINEZ  
Chief Financial Officer

Approved:

  
Ron Huberman  
Chief Executive Officer

Approved as to Legal Form:

  
PATRICK J. ROCKS  
General Counsel

1)  
All-Bry Construction Company  
145 Tower Drive., Unit 7  
Burr Ridge, Il 60527  
Thomas W. Girouard  
630-655-9567

630-655-9597  
Vendor # 81957

2)  
Blinderman Construction Co.,  
8501 West Higgins Rd., Ste 320  
Chicago, Il 60631  
David Blinderman  
773-444-0500

773-864-5857  
Vendor # 31784

3)  
Broadway Consolidated  
400 North Noble  
Chicago, Il 60622  
Margaret D. Garner  
312-491-0330

312-491-0333  
Vendor # 31102

4)  
Brown & Momen, Inc  
823 East Drexel Square  
Chicago, Il 60615  
Max Jones  
773-493-3743

Vendor # 91785

5)  
Burling Builders, Inc  
44 West 60th Street  
Chicago, Il 60621  
John A. Girzardas  
888-224-3294

888-224-3297  
Vendor # 59563

6)  
Chicago Commercial Contractors, Llc  
11921 Smith Drive.  
Huntley, Il 60142  
Joseph V. Scarpelli  
224-654-2122

224-654-2105  
Vendor # 95594

7)  
Cmm Group, Inc  
17704 Paxton Ave.  
Lansing, Il 60438  
Michael E. Bergin  
708-251-5910

708-251-5912  
Vendor # 59564

8)  
Doherty Construction, Inc  
163 N Valley Hill Road  
Woodstock, Il 60098  
Julia M. Doherty  
815-334-3800

815-334-3800  
Vendor # 22587

9)  
F.H. Paschen, S.N. Nielsen &  
Associates., Llc  
8725 West Higgins Rd., Ste 200  
Chicago, Il 60631  
Joseph V. Scarpelli  
773-444-3474

773-693-0064  
Vendor # 76326

10)  
Friedler Construction Co.  
2525 North Elston Ave., #240  
Chicago, Il 60647  
Eric M. Friedler  
773-489-1818

Vendor # 41829

11)  
Galaxy Environmental, Inc.  
4242 North Cicero Ave.  
Chicago, Il 60641  
George A. Salinas  
773-427-2980

773-427-2982  
Vendor # 20242

12)  
George Sollitt Construction Co  
790 N Central Ave  
Wooddale, Il 60191  
John Pridmore  
630-860-7333

Vendor # 20152

13)  
H.L.F. Construction Co., Inc.  
150 N Michigan Ave, Ste 2800  
Chicago, Il 60601  
Hazel L. Fry  
312-861-1680

312-861-1846  
Vendor # 23292

14)  
Ihc Construction Companies, L.L.C.  
1500 Executive Drive  
Elgin, Il 60123  
David J. Rock  
847-742-1516

847-742-6610  
Vendor # 37318

15)  
J.P. Bruno Corporation  
405 Washington Blvd., Ste. 201  
Mudelein, Il 60060  
Sweedlana Atou  
847-949-5600

847-949-5620  
Vendor # 55006

16)  
K.R. Miller Construction Company  
312 N. May Street., Unit 4a  
Chicago, Il 60607  
Keith R. Miller  
312-432-1070

Vendor # 81955

17)  
K.R. Miller Contractors, Inc.  
1624 Colonial Parkway  
Inverness, Il 60067  
Keith R. Miller  
847-358-6400

Vendor # 23996

18)  
Lombard Company  
4245 W. 123rd Street  
Alsip, Il 60658  
Daniel J. Lombard  
708-389-1060

708-389-7120  
Vendor # 13330

19)  
Madison Construction Company  
15426 S. 70th Ct.  
Orland Park, Il 60462  
Robert Ferrino  
708-535-7716

Vendor # 81956

20)  
Michuda Construction  
11204 S. Western Avenue  
Chicago, Il 60643  
Josef Michuda  
773-445-5505

773-445-5518  
Vendor # 19483

21)  
Millennium Construction Of Il, Inc  
450 Prairie Ave., Ste 107  
Calumet City, Il 60409  
Andre Hunter  
708-862-3848

708-832-1314  
Vendor # 80672

22)  
Mota Construction Co., Inc.  
3100 West Belmont Ave.  
Chicago, Il 60618  
Ray Mota  
773-478-2300

773-866-9443  
Vendor # 20137

23)  
Oakley Construction Co, Inc.  
7815 South Claremont Avenue  
Chicago, Il 60620  
Augustine Afriyie  
773-434-1616

773-434-2134  
Vendor # 37757

24)  
Oca Construction, Inc  
8434 Corcoran Rd., #100  
Willow Springs, Il 60480-1666  
Kelly O'Connor  
708-839-5605

708-839-5608  
Vendor # 31792

25)  
Pacific Construction Services / C & L  
Construction Enterprises, Inc  
33 West Monroe Street., Ste 2100  
Chicago, Il 60603  
Ike Hong  
312-201-7300

773-290-1564  
Vendor # 25832

26)  
Ragnar Benson, Llc  
250 S. Northwest Hwy  
Park Ridge, Il 60068  
Jim Mahalko  
847-698-4900

Vendor # 81375

27)  
Henry Bros. Co.  
9821 S. 78th Avenue  
Hickory Hills, Il 60457  
Marc A. Deneau  
708-658-0247

708-430-5454  
Vendor # 36339

28)  
Reliable & Associates  
235 N. Ogden  
Chicago, Il 60607  
Linval J. Chung  
312-666-3626

312-666-1785  
Vendor # 27686

29)  
International Contractors, Inc  
977 South Route 83  
Elmhurst, Il 60126  
Nancy M. Quinn  
630-834-8043

630-834-8046  
Vendor # 97835

30)  
John Burns Construction Company  
17601 S. Southwest Hwy  
Orland Park, Il 60462  
D. Michael Higgins  
708-479-2143

708-326-3399  
Vendor # 55005

31)  
Reyes Group Ltd.  
15515 S. Crawford Avenue  
Markham, IL 60428  
Marcos G. Reyes  
708-596-7100

708-596-7184  
Vendor # 12831

32)  
Oak Construction Co.  
7742 West 61st Place  
Summit, IL 60501  
Alex Nitchoff  
708-594-9363

708-594-9365  
Vendor # 97834

33)  
Scale Construction  
2101 S. Carpenter Street  
Chicago, IL 60608  
Carole Zordani  
312-491-9500

312-491-9555  
Vendor # 23854

34)  
Poulos, Inc.  
735 S. Laramie Avenue  
Chicago, IL 60644  
Spero Poulos  
773-626-8600

773-626-8646  
Vendor # 28617

35)  
Sollitt/Oakley Joint Venture  
790 North Central Ave.  
Wood Dale, IL 60191  
John Pridmore  
630-860-7333

Vendor # 81373

36)  
Powers & Sons Construction Company,  
Inc  
2636 West 15th Ave.  
Gary, IN 46404  
Tood Pressely  
219-949-3100

219-949-5906  
Vendor # 69883

37)  
Tyler Lane Construction, Inc.  
4200 W Victoria St.  
Chicago, IL 60646  
Larry Vacala  
773-588-4500

773-588-3600  
Vendor # 15399

38)  
Skender Construction  
10101 South Roberts Rd.  
Palos Hills, IL 60465  
Damian Eallonardo  
708-430-8488

708-430-8472  
Vendor # 97836

39)  
Walsh Construction Co. Of Ill.  
929 W Adams Street  
Chicago, IL 60607  
Michael C. Whelan  
312-563-5400

312-563-5466  
Vendor # 24005

40)  
William A. Randolph, Inc  
820 Lakeside Drive, Unit 3  
Gurnee, IL 60031  
Peter Luedeking  
847-856-0123

847-856-0696  
Vendor # 97833