



# Board of Education

Office of the Board  
1 North Dearborn Street  
Suite 950  
Chicago, IL 60602

## Board Report

24-1101-PR4

**Agenda Date:** 11/1/2024

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### **AUTHORIZE THE FIRST AND SECOND (FINAL) RENEWAL OF THE PRE-QUALIFICATION STATUS OF AND AGREEMENTS WITH VARIOUS VENDORS TO PROVIDE GENERAL CONTRACTING SERVICES**

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

Authorize the pre-qualification status of and first and second (final) renewal agreements with various vendors to provide General Contracting Services to the Department of Capital Planning and Construction at an estimated annual aggregate cost set forth in the Financial Section of this report and authorize a written renewal agreement with each vendor. A written document exercising this option is currently being negotiated. No payment shall be made to any vendor during the option period prior to execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report. Information pertinent to this option is stated below.

Specification Number: 21-289, 23-465

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

#### **User Information:**

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

Dye, Venguanette  
773 553-2960

PM Contact: 11860 - Facility Operations & Maintenance  
42 West Madison Street  
Chicago, IL 60602

Hansen, Ivan  
773 553-2960

#### **ORIGINAL AGREEMENT:**

The original Agreement (authorized by Board Report 21-1117-PR5) in the amount of \$1,500,000,000 is for a term commencing January 1, 2022 and ending December 31, 2024 with the Board having two (2) options to renew for one (1) year terms. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-3. Board Report 24-0627-PR4 added six (6) additional vendors to the pre-qualified pool pursuant to Board Rule 7-3.

#### **OPTION PERIOD:**

The term of this agreement is being renewed for two (2) years commencing January 1, 2025 and ending December 31, 2026.

#### **OPTION PERIODS REMAINING:**

There are no option periods remaining.

**SCOPE OF SERVICES:**

Vendors will continue to provide:

- 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.

**DELIVERABLES:**

Vendor will continue to provide completed projects in a timely manner in accordance with approved Capital specifications.

**OUTCOMES:**

Vendor's services will result in safer or upgraded buildings, additions, and new construction throughout the district in conjunction with the Board's Capital Plan and awarded bids.

**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 option document. Authorize the President and Secretary to execute the option document. Authorize the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this option agreement.

**AFFIRMATIVE ACTION:**

Pursuant to the Remedial Policy for Minority-Owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) participation in Construction contracts, the Business Diversity aspirational goals for this pool are 30% MBE and 7% WBE. This vendor pool is composed of 56 vendors with 21 MBEs and 4 WBEs. The user group has committed to achieve the Business Diversity aspirational goals through the utilization of diverse suppliers and MBE and WBE certified diverse subcontractors. Compliance participation of the aspirational goals shall 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/Operations - City Wide

FY 25 - \$400,000,000

FY 26 - \$500,000,000

FY 27 - \$100,000,000

Not to exceed \$1,000,000,000 for the two (2) year renewal term. Future year funding is contingent upon budget appropriation and approval.

**GENERAL CONDITIONS:**

The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended; and, Contingent Liability provision.

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 COMPANY, 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 PI.

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

935 W Chestnut Street

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 # 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%

26)

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%

27)

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%

28)

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

29)

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%

30)

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%

31)

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%

32)

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%

33)

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%

34)

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%

35)

Vendor # 49940  
PMJ ENTERPRISES, INC.

4122 W GRAND AVE

CHICAGO, IL 60651

Jose Espiritu

773 360-5532

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

36)

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%

37)

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 # 59584  
ROBE, INC.

6150 N. NORTHWEST HWY

CHICAGO, IL 60631

Paul Mulven

773 775-8900

Category: Under \$1.5M Ownership: Paul  
Mulvey 100%

38)

Vendor # 12831  
REYES GROUP, LTD.

15515 S. CRAWFORD AVENUE

MARKHAM, IL 60428

Marcos Reyes

708 596-7100

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 # 16641  
SANSMITH VENTURE

145 Tower Drive - Suite 7

Burr Ridge, IL 60527

Dwight Smith

630 455-0610

Category: Under \$1.5M Ownership: Dwight  
Smith 100%

41)

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 # 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%

42)

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 # 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%

45)

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 # 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%

46)

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 # 18636  
THE STONE GROUP, INC.

228 N. WASHTENAW

CHICAGO, IL 60612

Brandan Winters

773 638-2758

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

49)

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%

50)

Vendor # 67318  
WALSH CONSTRUCTION COMPANY II, LLC<sup>52)</sup>

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 Trus  
for the Benefit of the Daniel J and Patricia R.  
Walsh Family 0.2%

51)

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%

Vendor # 95462  
CONCORD OVC JV

307 CATON FARM RD

LOCKPORT, IL 60441

Kristin Evers

630 243-6849

Category: Projects LESS THAN OR EQUAL  
TO \$1.5M Joint Venture; Concord Excavating  
Enterprises, Inc. 51%, Old Veterans  
Construction 49%

53)

Vendor # 95680  
GRANITE CONSTRUCTION COMPANY

216 JEFFERSON ST SUITE 601

CHICAGO, IL 60661

Benjamin Harding

224 254-8590

Category: Projects GREATER THAN \$1.5M  
Ownership: For Profit Corporation; Granite  
Corporation Incorporated 100%

54)

Vendor # 55005  
JOHN BURNS CONSTRUCTION COMPANY,  
LLC

999 OAKMONT PLAZA DRIVE SUITE 400

WESTMONT, IL 60559

Leslie Martinez

708 638-7642

Category: Projects GREATER THAN \$1.5M  
Ownership: Limited Liability Company; John  
Burns Holdings, LLC 100%

55)

Vendor # 41437  
UJAMAA CONSTRUCTION, INC.

7744 S. STONY ISLAND AVE.

CHICAGO, IL 60649

Jimmy Akintonde

773 602-1100

Category: Projects GREATER THAN \$1.5M  
Ownership: For Profit Corporation; Jimmy  
Akintonde 100%

56)

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%