

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

THE INTERIM SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the pre-qualification status of and new agreements with various vendors to provide Design-Build Contracting Services at an estimated annual cost set forth in the Financial Section of this report in the aggregate and authorize a written master agreement with each vendor. Vendors were selected on a competitive basis pursuant to Board Rule 7-3. 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 their 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 120 days of the date of this Board Report. Information pertinent to this master agreement is stated below.

Specification Number : 24-723

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

USER INFORMATION :

Project
Manager: 12150 - Capital/Operations - City Wide

42 West Madison Street

Chicago, IL 60602

Zator, Brian D

773-553-2900

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 shall commence on November 1, 2025 and shall end on October 31, 2028. The Board shall have the right to renew the pre-qualification period and each master agreement for two (2) additional two (2) year periods.

SCOPE OF SERVICES:

Design-Build vendors will provide Design-Build services, as defined by 105 ILCS 5/15A-10, which may include but are not limited to: design, construction, materials, supplies, parts, components, supervision, labor, and equipment.

USE OF POOL:

The Department of Capital Planning and Construction is authorized to receive Design-Build services from the pre-qualified pool as follows:

Request for technical and cost proposals in accordance with Illinois law 105 ILCS 5/15A and as may be amended.

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 the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate the master agreement.

BUSINESS ENTERPRISE PARTICIPATION:

Pursuant to the Remedial Policy for Minority-Owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) policy participation in Goods and Services contracts, aspirational goals for this pool are 30% MBE and 7% WBE. This vendor pool is composed of eighteen (18) vendors with six (6) MBEs. The User group has committed to achieve the aspirational goals through a strategic plan to utilize certified suppliers and certified subcontractors.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund: Various Capital Funds, Unit 12150 - Capital/Operations - City Wide
Department of Facilities: Unit 11880

FY26 - \$60,000,000

FY27 - \$80,000,000

FY28 - \$80,000,000

FY29 - \$30,000,000

Not to exceed \$250,000,000 for the initial three (3) year 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:



MACQUILINE KING, Ed.D
Interim Superintendent/Chief Executive Officer

Approved: 


ELIZABETH K. BARTON
Acting General Counsel

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| <p>1)</p> <p>Vendor # 97573</p> <p>A.L.L. MASONRY CONSTRUCTION CO., INC.
dba ALL CONSTRUCTION GROUP
1425 S. 55th Court
Cicero, IL 60804</p> <p>Luis Puig</p> <p>773 489-1280</p> <p>Ownership: For Profit Corporation; Luis Puig 64%, Luis M Puig 36%</p> | <p>4)</p> <p>Vendor # 95242</p> <p>BERGLUND CONSTRUCTION COMPANY
8410 S SOUTH CHICAGO AVE
CHICAGO, IL 60617</p> <p>Chad Todhunter</p> <p>630 360-4781</p> <p>Ownership: For Profit Corporation; Fred Berglund 100%</p> |
| <p>2)</p> <p>Vendor # 97571</p> <p>Accel Construction Services Group, LLC
2211 N. ELSTON AVE. STE 302
CHICAGO, IL 60614</p> <p>Henry Lopez</p> <p>773 902-5296</p> <p>Ownership: Limited Liability Company; Henry Lopez 90%, Collins Whitfield 10%</p> | <p>5)</p> <p>Vendor # 31784</p> <p>BLINDERMAN CONSTRUCTION CO., INC.
224 N DESPLAINES ST
CHICAGO, IL 60661</p> <p>Steven Blinderman</p> <p>312 982-2602</p> <p>Ownership: For Profit Corporation; Steven Blinderman 50%, David Blinderman 49%</p> |
| <p>3)</p> <p>Vendor # 81957</p> <p>ALL-BRY CONSTRUCTION COMPANY
145 TOWER DRIVE SUITE 7
BURR RIDGE, IL 60527</p> <p>Tamara Kilty</p> <p>630 655-9567</p> <p>Ownership: For Profit Corporation; Thomas Girouard 85%; Brendan Girouard 15%</p> | <p>6)</p> <p>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>Ownership: For Profit Corporation; Elzie Higginbottom 90%, John Girzadas 10%</p> |

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| <p>7)</p> <p>Vendor # 97569</p> <p>CORDOS DEVELOPMENT & ASSOCIATES, LLC
10 W. HUBBARD ST. STE. 2B
CHICAGO, IL 60654</p> <p>Vinice Cordos</p> <p>312 464-1788</p> <p>Ownership: Limited Liability Company; Vinicius Cordos 50%, Clifford Bedar 50%</p> | <p>10)</p> <p>Vendor # 23996</p> <p>K.R. MILLER CONTRACTORS, INC.
5513 N Cumberland Avenue Suite 707
Chicago, IL 60656</p> <p>Michael Cwienkala</p> <p>312 432-1070</p> <p>Ownership: For Profit Corporation; Keith Miller 88%, Michael Cwienkala 12%</p> |
| <p>8)</p> <p>Vendor # 76326</p> <p>F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. EAST RIVER RD.
CHICAGO, IL 60656</p> <p>Josh Curran</p> <p>773 444-3474</p> <p>Ownership: Limited Liability Company; FHP TR Trust No. 1 70%, James V. Blair 17%, all other ownership less than 10%</p> | <p>11)</p> <p>Vendor # 95452</p> <p>PACIFIC CONSTRUCTION SERVICES LLC
5511 CUMBERLAND AVE SUITE 608
CHICAGO, IL 60656</p> <p>Chris Wales</p> <p>773 290-1600</p> <p>Ownership: Limited Liability Company; Bart Friedman 50%, Stephen Bykowski 40%, all other owners less than %10</p> |
| <p>9)</p> <p>Vendor # 41829</p> <p>FRIEDLER CONSTRUCTION COMPANY
935 W Chestnut Street
CHICAGO, IL 60642</p> <p>Eric Friedler</p> <p>773 661-5720</p> <p>Ownership: For Profit Corporation; Eric Friedler 100%</p> | <p>12)</p> <p>Vendor # 40145</p> <p>PATH CONSTRUCTION COMPANY, INC.
125 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005</p> <p>Gerard Kisielewski</p> <p>847 398-7100</p> <p>Ownership: For Profit Corporation; Richard Krause 100%</p> |

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| <p>13)</p> <p>Vendor # 40151</p> <p>THE BOWA GROUP INC.
7050 S STONY ISLAND AVE.
CHICAGO, IL 60649</p> <p>Nosa Ehimwenman</p> <p>312 238-9899</p> <p>Ownership: For Profit Corporation; Nosa Ehimwenman 100%</p> | <p>16)</p> <p>Vendor # 15399</p> <p>TYLER LANE CONSTRUCTION, INC.
6250 North River Road, Suite 5050
Rosemont, IL 60018</p> <p>Larry Vacala</p> <p>773 588-4500</p> <p>Ownership: For Profit Corporation; Lawrnce Vacala 100%</p> |
| <p>14)</p> <p>Vendor # 20152</p> <p>THE GEORGE SOLLITT CONSTRUCTION COMPANY
185 Hansen Court
WOOD DALE, IL 60191</p> <p>Henry B. Ryan III</p> <p>630 860-7333</p> <p>Ownership: For Profit Corporation; Employee Stock Ownership Plan 100%</p> | <p>17)</p> <p>Vendor # 41437</p> <p>UJAMAA CONSTRUCTION, INC.
7744 S. STONY ISLAND AVE.
CHICAGO, IL 60649</p> <p>Jimmy Akintonde</p> <p>773 602-1100</p> <p>Ownership: For Profit Corporation; Jimmy Akintonde 100%</p> |
| <p>15)</p> <p>Vendor # 95241</p> <p>TORO CONSTRUCTION, CORP.
15657 S 70TH COURT
ORLAND PARK, IL 60462</p> <p>Luis Vasquez</p> <p>773 306-0554</p> <p>Ownership: For Profit Corporation; Socorro Vazquez 100%</p> | <p>18)</p> <p>Vendor # 67318</p> <p>WALSH CONSTRUCTION COMPANY II, LLC
929 WEST ADAMS STREET
CHICAGO, IL 60607</p> <p>Jeff Pezza</p> <p>312 563-5400</p> <p>Ownership: Limited Liability Company; Walsh Construction Group, LLC 99.6%</p> |