

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

THE SUPERINTENDENT/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 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 : 26-1273
Contract Administrator : Miranda Martinez, Paul / 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 shall commence on January 1, 2027 and shall end on December 31, 2029. Each pre-qualification status and agreement shall automatically renew for two (2) successive periods of two (2) years each. Each Renewal Term shall be the Board's option for each vendor in the pool. The Board may elect, with or without cause, to not exercise any Renewal Term by notifying the respective Vendor in writing prior to the expiration of the active term. This notice of non-renewal will be effective upon the conclusion of the active term. Both the Term and any Renewal Term are subject to earlier termination as otherwise provided for by this Agreement.

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.

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 for projects of \$35,000 or more. 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 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) participation in Construction contracts, (MBE and WBE Policy), the aspirational goals for this pool are 30% MBE and 7% WBE. This vendor pool is composed of thirty-two (32) vendors with thirteen (13) MBEs and one (1) WBE. The User group has committed to achieve the aspirational goals of 30% MBE and 7% WBE 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

Initial Term

FY 27 - \$165,000,000

FY 28 - \$330,000,000

FY 29 - \$330,000,000

FY 30 - \$175,000,000

Not to exceed \$1,000,000,000 for the three (3) year initial term. Future year funding is contingent upon budget appropriation and approval.

First Renewal Term

FY 30 - \$165,000,000

FY 31 - \$330,000,000

FY 32 - \$175,000,000

Not to exceed \$670,000,000 for the two (2) year First Renewal term.

Second Renewal Term

FY 32 - \$165,000,000

FY 33 - \$330,000,000

FY 34 - \$175,000,000

Not to exceed \$670,000,000 for the two (2) year Second Renewal term.

The costs associated herewith shall be reported to the Board on a quarterly basis pursuant to Board Rule 7-8.

Approved Category Codes for this Board Report:

912.00000 Construction Services - General Contracting and JOC

Category Codes may be modified by the Chief Procurement Officer as needed to support the Scope of Services.

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 Section 404.2; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:



PATRICIA HERNANDEZ
Chief Procurement Officer

Approved:



MACQUELINE KING, Ed.D
Superintendent/Chief Executive Officer

Approved: 



ELIZABETH K. BARTON
General Counsel

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| <p>1) 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%</p> | <p>6) Vendor # 40151
THE BOWA GROUP INC.
7050 S STONY ISLAND AVE.
CHICAGO, IL 60649
Andrea Cross
312 238-9899
Category: Over \$1.5M Ownership: Nosa Ehimwenman 100%</p> |
| <p>2) Vendor # 23048
AGAE CONTRACTORS, INC.
189 GORDON ST.
ELK GROVE VILLAGE, IL 60007
Frank Kutschke
773 777-2240
Category: Over \$1.5M Ownership: Julie Peric - 100%</p> | <p>7) Vendor # 34765
BUCKEYE CONSTRUCTION COMPANY, INC.
7827 S. CLAREMONT AVENUE
CHICAGO, IL 60620
Mike DiFiore
773 778-1955
Category: Under \$1.5M Ownership: Michael Difiore - 100%</p> |
| <p>3) Vendor # 81957
ALL-BRY CONSTRUCTION COMPANY
145 TOWER DRIVE SUITE 7
BURR RIDGE, IL 60527
Tamara Kilty
630 655-9567
Category: Over \$1.5M Ownership: Thomas Girouard - 100%</p> | <p>8) Vendor # 59563
BURLING BUILDERS, INC.
44 WEST 60TH STREET
CHICAGO, IL 60621
Joe Target
773 241-6821
Category: Over \$1.5M Ownership: Elzie Higginbottom - 90%, John Girzadas - 10%</p> |
| <p>4) Vendor # 95668
BERITUS INC.
1910 S WASHTENAW AVE
CHICAGO, IL 60608
Wassim Kmeid
773 988-8481
Category: Over \$1.5M Ownership: Wassim Kmeid 100%</p> | <p>9) 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%</p> |
| <p>5) Vendor # 31784
BLINDERMAN CONSTRUCTION CO., INC.
224 N DESPLAINES ST
CHICAGO, IL 60661
Steven Blinderman
312 982-2602
Category: Over \$1.5M Ownership: Steve Blinderman - 50%, David Blinderman - 50%</p> | <p>10) Vendor # 17255
CPMH CONSTRUCTION, INC.
4049 S Normal Ave
CHICAGO, IL 60609
Conrado Perez
312 929-2345
Category: Under \$1.5M Ownership: Conrado Perez - 51%, Michael Hope - 49%</p> |

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| <p>11) Vendor # 18216
CREA CONSTRUCTION, INC.
181 W Madison Suite 4700
CHICAGO, IL 60602
Rea Johnson
312 371-3827
Category: Under \$1.5M Ownership: Rea Johnson - 100%</p> | <p>16) Vendor # 23996
K.R. MILLER CONTRACTORS, INC.
5513 N Cumberland Avenue Suite 707
Chicago, IL 60656
Michael Cwienkala
312 432-1070
Category: Over \$1.5M Ownership: Keith Miller - 100%</p> |
| <p>12) 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%</p> | <p>17) Vendor # 99843
MC DONAGH DEMOLITION INC.
7243 W. TOUHY AVE
CHICAGO, IL 60631
Greg Riemer
773 276-7707
Category: Over \$1.5M Ownership: Geraldine McDonagh 61%, Coleman McDonagh 3% - Coleman, Caoimhe, Ciara, Cian, Ava, Roisin McDonagh - all 6% each</p> |
| <p>13) Vendor # 76326
F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. EAST RIVER RD.
CHICAGO, IL 60656
Josh Curran
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%</p> | <p>18) 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%</p> |
| <p>14) 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%</p> | <p>19) Vendor # 95452
PACIFIC CONSTRUCTION SERVICES LLC
5511 CUMBERLAND AVE SUITE 608
CHICAGO, IL 60656
Chris Wales
773 290-1600
Category: Over \$1.5M Ownership: Limited Liability Company; Bart Friedman 50%, Stephen Bykowski 40%</p> |
| <p>15) Vendor # 63166
JOHN KENO AND COMPANY INC
8623 W BRYN MAWR AVE SUITE 501
CHICAGO, IL 60631
Riley Barron
773 380-0700
Category: Under \$1.5M Ownership: John K. Vignocchi 100%</p> | <p>20) Vendor # 40145
PATH CONSTRUCTION COMPANY, INC.
125 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005
Gerard Kisielewski
847 398-7100
Category: Over \$1.5M Ownership: Richard Krause 100%</p> |

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| <p>21) Vendor # 16641
SANDSMITH VENTURE
145 Tower Drive
Burr Ridge, IL 60527
Dwight Smith
708 2050112
Category: Under \$1.5M Ownership: Dwight Smith 100%</p> | <p>26) Vendor # 67318
WALSH CONSTRUCTION COMPANY II, LLC
929 WEST ADAMS STREET
CHICAGO, IL 60607
Leonard Green
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%</p> |
| <p>22) 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%</p> | <p>27) Vendor # 40142
ALFA Chicago Inc
4100 W Belmont Ave
Chicago, IL 60641
WES KHAN
312 772-5300
Category: Over \$1.5M Ownership: Awais Khan -100%</p> |
| <p>23) Vendor # 20152
THE GEORGE SOLLITT CONSTRUCTION COMPANY
185 Hansen Court
WOOD DALE, IL 60191
Henry B. Ryan III
630 860-7333
Category: Over \$1.5M Ownership: The George Sollitt Construction Company Employee Stock Ownership Plan (ESOP) 100%</p> | <p>28) 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%</p> |
| <p>24) Vendor # 15399
TYLER LANE CONSTRUCTION, INC.
6250 North River Road, Suite 5050
Rosemont, IL 60018
Vincent Vaala
773 588-4500
Category: Over \$1.5M Ownership: For Profit Corporation; Jimmy Akintonde 100%</p> | <p>29) Vendor # 48050
Level General Contractors, LLC
2625 Butterfield Rd
Oakbrook, IL 60523
Sabrina Placzek
630 630-366-5110
Category: Over \$1.5M Ownership: Jeffrey Kennedy -100%</p> |
| <p>25) Vendor # 41437
UJAMAA CONSTRUCTION, INC.
7744 S. STONY ISLAND AVE.
CHICAGO, IL 60649
Justin Redding
773 602-1100
Category: Over \$1.5M Ownership: For Profit Corporation; Jimmy Akintonde 100%</p> | <p>30) Vendor # 69883
Powers and Sons Construction Company Incorporated
2636 West 15th Avenue
Gary, IN 46404
Kelly Powers Baria
219 949-3100
Category: Over \$1.5M Ownership: Mamon Powers Jr. 30%, Claude Powers 50%, Mamon Powers III 15%, Kelly Baria 5%</p> |

- 31) Vendor # 12831
REYES GROUP, LTD.
15515 S. CRAWFORD AVENUE
MARKHAM, IL 60428
Jose Martinez
708 596-7100
Category: Over \$1.5M Ownership: Marcos G. Reyes 100%

- 32) Vendor # 40926
Griggs Mitchell & Alma of IL
3520 S. Morgan Street
Chicago, IL 60609
Patrick Fitzgerald
312 6904205
Category: Over \$1.5M Ownership: Cornelius Griggs - 100%