

AUTHORIZE THE PRE-QUALIFICATION STATUS OF AND NEW AGREEMENTS WITH VARIOUS VENDORS TO PROVIDE JOB ORDER 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 Job Order Contracting (JOC) Services at an estimated annual cost set forth in the Financial Section of this report 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 : 24-610

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: 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 is three (3) years, effective October 1, 2025 and ending September 30, 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:

Contractors shall provide all management, work, material, supplies, parts (to include system components), transportation, plant, supervision, labor, and equipment, as set forth in the Project Work Orders. The Contractors may be used to perform any work on Board Facilities but are intended primarily for renovation projects in the Board's Capital Improvement Program that are schedule-critical, emergency,

and/or life-safety in nature.

USE OF POOL:

The Department of Capital Planning and Construction is authorized to receive services from the pre-qualified pool as follows: individual selection process.

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.

AFFIRMATIVE ACTION:

Pursuant to the Remedial Policy for Minority-Owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) policy participation in Goods and Services contracts, the aspirational goals for this pool are 30% MBE and 7% WBE. This vendor pool is composed of eight (8) MBEs, and two (2) WBEs. The User group has committed to achieve the Business Diversity 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:

Various Capital Funds, Unit 12150 - Capital/Operations - City Wide

FY26 - \$37,500,000

FY27 - \$50,000,000

FY28 - \$50,000,000

FY29 - \$12,500,000

Not to exceed \$150,000,000 for the 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 as to Legal Form: 



RUCHI VERMA
General Counsel

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| <p>1)</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>4)</p> <p>Vendor # 29689</p> <p>ANCHOR MECHANICAL, INC. 255 N CALIFORNIA AVE CHICAGO, IL 60612</p> <p>Michael Rosner</p> <p>312 492-6994</p> <p>Ownership: For Profit Corporation; Michael Rosner 100%</p> |
| <p>2)</p> <p>Vendor # 23048</p> <p>AGAE CONTRACTORS, INC. 189 GORDON ST. ELK GROVE VILLAGE, IL 60007</p> <p>Frank Kutschke</p> <p>773 777-2240</p> <p>Ownership: For Profit Corporation; Julie Peric 100%</p> | <p>5)</p> <p>Vendor # 11380</p> <p>B.E.T.O.N. CONSTRUCTION COMPANY 1415 W 37TH ST SUITE 200 CHICAGO, IL 60609</p> <p>Violetta Gutowska</p> <p>773 823-1145</p> <p>Ownership: For Profit Corporation; Violetta Gutowska 100%</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 # 95265</p> <p>BEAR BYFORD JOINT VENTURE LLC 1 N LASALLE STREET SUITE 2700 CHICAGO, IL 60602</p> <p>Adam Sandefur</p> <p>847 521-2249</p> <p>Ownership: For Profit Corporation (Joint Venture); Bear Construction Company 75%, Byford Cnstruction, Inc. 25%</p> |

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| <p>7)</p> <p>Vendor # 40927</p> <p>CCC HOLDINGS, INC. 18660 GRAPHICS DRIVE SUITE 200 TINLEY PARK, IL 60477</p> <p>Jennifer Cullen</p> <p>773 721-2500</p> <p>Ownership: For Profit Corporation; Jennifer L. Cullen</p> | <p>10)</p> <p>Vendor # 17255</p> <p>CPMH CONSTRUCTION, INC. 4049 S Normal Ave CHICAGO, IL 60609</p> <p>Conrado Perez</p> <p>312 929-2345</p> <p>Ownership: For Profit Corporation; Conrado Perez 51%, Michael J. Hope 49%</p> |
| <p>8)</p> <p>Vendor # 95264</p> <p>CONSTRUCTION, INC. 449 EISENHOWER LN S LOMBARD, IL 60148</p> <p>Frank Nelson</p> <p>630 546-5432</p> <p>Ownership: For Profit Corporation; Sandra Grandolfo 25%, Frank Nelson 25%, Matthew Cosenza 25%, Paul Petit 25%</p> | <p>11)</p> <p>Vendor # 18216</p> <p>CREA CONSTRUCTION, INC. 161 N CLARK SUITE 1600 CHICAGO, IL 60601</p> <p>Rea Johnson</p> <p>312 371-3827</p> <p>Ownership: For Profit Corporation; Rea Johnson 100%</p> |
| <p>9)</p> <p>Vendor # 97569</p> <p>CORDOS DEVELOPMENT & ASSOCIATES, LLC 10 W. HUBBARD ST. STE. 2B CHICAGO, IL 60654</p> <p>Vinicius Cordos</p> <p>312 464-1788</p> <p>Ownership: Limited Liability Company; Vinicius Cordos 50%, Clifford Bedar 50%</p> | <p>12)</p> <p>Vendor # 76326</p> <p>F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC 5515 N. EAST RIVER RD. CHICAGO, IL 60656</p> <p>Leo Wright</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> |

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| <p>13)</p> <p>Vendor # 95680</p> <p>GRANITE CONSTRUCTION COMPANY 216 JEFFERSON ST SUITE 601 CHICAGO, IL 60661</p> <p>Sean Carr</p> <p>224 254-8590</p> <p>Ownership: For Profit Corporation; All owners less than 10%</p> | <p>16)</p> <p>Vendor # 45621</p> <p>MURPHY & JONES COMPANY 4040 N. NASHVILLE AVENUE CHICAGO, IL 60634</p> <p>Ed Latko</p> <p>773 794-7900</p> <p>Ownership: For Profit Corporation; Ed Latko 100%</p> |
| <p>14)</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>17)</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>15)</p> <p>Vendor # 99843</p> <p>McDONAGH DEMOLITION INC. 7243 W. TOUHY AVE CHICAGO, IL 60631</p> <p>Josh Tyrell</p> <p>773 276-7707</p> <p>Ownership: For Profit Corporation; Geraldine McDonagh 61%, all other owners less than 10%</p> | <p>18)</p> <p>Vendor # 49940</p> <p>PMJ ENTERPRISES, INC. 4122 W GRAND AVE CHICAGO, IL 60651</p> <p>Jose T. Espiritu</p> <p>773 360-5532</p> <p>Ownership: For Profit Corporation; Jose Espiritu 100%</p> |

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| 19) | 22) |
| Vendor # 24765 | Vendor # 41437 |
| SPEEDY GONZALEZ LANDSCAPING, INC. 10624 S TORRENCE AVE. CHICAGO, IL 60617-0000 | UJAMAA CONSTRUCTION, INC. 7744 S. STONY ISLAND AVE. CHICAGO, IL 60649 |
| Jose Gonzalez | Tom Lilja |
| 773 734-7780 | 773 602-1100 |
| Ownership: For Profit Corporation; Jose Gonzalez 100% | Ownership: For Profit Corporation; Jimmy Akintonde 100% |
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| 20) | |
| Vendor # 20152 | |
| THE GEORGE SOLLITT CONSTRUCTION COMPANY 185 Hansen Court WOOD DALE, IL 60191 | |
| Henry B. Ryan, III | |
| 630 860-7333 | |
| Ownership: For Profit Corporation; Employee Stock Ownership Plan 100% | |
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| 21) | |
| Vendor # 15399 | |
| TYLER LANE CONSTRUCTION, INC. 6250 North River Road, Suite 5050 Rosemont, IL 60018 | |
| Larry Vacala | |
| 773 588-4500 | |
| Ownership: For Profit Corporation; Lawnrnce Vacala 100% | |