

AMEND BOARD REPORT 22-0126-PR5
AMEND BOARD REPORT 19-1211-PR4
AUTHORIZE THE PRE-QUALIFICATION STATUS OF AND NEW AGREEMENTS WITH VARIOUS VENDORS TO PROVIDE JOB ORDER CONTRACTING (JOC) SERVICES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the pre-qualification status of and new master agreements with various vendors to provide Job Order Contracting (JOC) Services at an estimated annual cost set forth in the Compensation Section of this report and authorize a written master agreement with each vendor. Vendors were selected on a competitive basis pursuant to Board Rule 7-2. 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.

This January 2022 amendment is necessary to increase the Board Authority from \$75,000,000 to \$150,000,000. The increase in board authority is needed based on the following: Given the size of the current capital programs aggressive completion timeline (DOJ/BOE ADA Polling Places Program) as well as the significant supply chain issue for timely delivery of equipment and material for capital projects, Procurement has authorized the utilization of the JOC for a large number of capital projects. The increase in board authority will allow the FY22 capital program to proceed as currently scheduled. No payment shall be made to any pre-qualification vendor exceeding the original maximum compensation amount prior to the execution of their written amendment. The authority granted herein shall automatically rescind as to each Vendor in their written amendment is not executed within 120 days of the date of this Board Report.

This October 2022 amendment is necessary to increase the Board Authority from \$150,000,000 to \$175,000,000 and to remove Vendor #12. O.C.A. Construction, Inc. for failure to enter into an agreement. The increase in Board Authority is needed based on the following: Given the size of the current capital programs aggressive completion timeline (DOJ/BOE ADA Polling Places Program) as well as the significant supply chain issues for timely delivery of equipment and material for capital projects, Procurement has authorized the utilization of JOC for a large number of capital projects. The increase in Board Authority will allow the FY23 capital program to proceed as currently scheduled. A written amendment to the agreement is not required.

Specification Number : 19-350032

Contract Administrator : Spear, Thomas M. / 773-553-2280

USER INFORMATION :

Project 11860 - Facility Operations & Maintenance
Manager: 42 West Madison Street
Chicago, IL 60602
Dye, Ms. Venguanette
773-553-2960

TERM:

The term of this pre-qualification period and each master agreement is three (3) years, effective January 1, 2020 and ending December 31, 2022. The Board shall have the right to renew the pre-qualification period and each master agreement for two (2) additional one (1) 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 of the Board's Capital Improvement Program.

COMPENSATION:

Contractors shall be paid as follows: Estimated annual amounts for the sum of payments to all pre-qualified vendors, based on projects awarded, for the three (3) year pre-qualification term are set forth below:

FY20 \$12,500,000

FY21 \$25,000,000

FY22 \$85,000,000

FY23 ~~\$27,500,000~~ \$52,500,000

The costs associated herewith shall be reported to the Board on a quarterly basis pursuant to Board Rule 7-10.

USE OF POOL:

The Department of Capital Planning & Construction will award projects in the form of individual project work orders issued pursuant to the master agreement. As individual projects are identified, the Department of Capital Planning & Construction will invite one or more pre-qualified contractors to attend a joint scope meeting for the purpose of reviewing the scope of work and obtaining price proposals. The value of each price proposal will be based on the tasks selected from the Construction Unit Price Catalog (CUPC) required to complete the final scope of work multiplied by the appropriate quantity. The Board in its discretion may consider any relevant factors that are in the best interests of the Board in awarding projects, including without limitation the following: (a) capacity of pre-qualified JOC Contractors; (b) complexity of the project; (c) urgency of the project; (d) experience of pre-qualified JOC Contractors; and (e) price proposals.

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

AFFIRMATIVE ACTION:

Pursuant to the Remedial Program for Minority and Women-Owned Business Enterprise Participation in Construction contract (M/WBE Program), the Business Diversity goals for this pool are 30% MBE and 7% WBE. This vendor pool is comprised of 20 vendors with 6 MBEs and 3 WBEs. The User Group has committed to achieve the Business Diversity goals through through utilization of the certified diverse suppliers and certified diverse subcontractors.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund: Various Capital Funds: Unit Number 12150, Department of Facilities: Unit 11880

FY20 \$12,500,000

FY21 \$25,000,000

FY22 \$85,000,000

FY23 ~~\$27,500,000~~ \$52,500,000

Not to exceed ~~\$150,000,000~~ \$175,000,000 for the three (3) year term. Future year funding is contingent upon budget appropriation and approval.

CFDA#: Not Applicable

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 May 25, 2011 (11-0525-PO2), 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:

PATRICIA HERNANDEZ
Acting Chief Procurement Officer

Approved:

PEDRO MARTINEZ
Chief Executive Officer

Approved as to Legal Form: 

JOSEPH T. MORIARTY
General Counsel

- | | |
|--|---|
| <p>1) Vendor # 23048
AGAE Contractors, Inc.
4549 NORTH MILWAUKEE AVE.
CHICAGO, IL 60630
Frank Kutschke
773 777-2240</p> <p>Ownership: Julie Peirce - 100%</p> | <p>5) Vendor # 17255
CPMH CONSTRUCTION, INC.
3129 S. SHIELDS
CHICAGO, IL 60616
Condrad Perez
312 929-2345</p> <p>Ownership: Conrad Perez - 51% Michael Hope - 49%</p> |
| <p>2) Vendor # 11380
B.E.T.O.N. CONSTRUCTION COMPANY
1415 W 37TH ST
CHICAGO, IL 60609
Violetta Gutowska
773 823-1145</p> <p>Ownership: Violetta Gutowska - 100%</p> | <p>6) Vendor # 18216
CREA CONSTRUCTION, INC.
433 W. Harrison
CHICAGO, IL 60680-3161
Rea Johnson
312 371-3827</p> <p>Ownership: Rea Johnson - 100%</p> |
| <p>3) Vendor # 31784
BLINDERMAN CONSTRUCTION CO., INC.
224 N DESPLAINES ST
CHICAGO, IL 60661
Steve Blinderman
312 982-2602</p> <p>Ownership: Steve Blinderman - 50% David Blinderman - 50%</p> | <p>7) Vendor # 76326
F.H. PASCHEN, S.N. NIELSEN &
ASSOCIATES LLC
5515 N. EAST RIVER RD.
CHICAGO, IL 60656
Leo Wright
773 444-3474</p> <p>Ownership: FHP TR Trust - 66% James V. Blair - 19% James J. Habschmidt - 5% Scapelli Family Trust - 4% Charles W. Freiheit, Jr. - 4% Roland Schneider - 2%</p> |
| <p>4) Vendor # 40927
CCC HOLDINGS, INC.
18660 Graphics Drive
Tinley Park, IL 60477
JR Kibbon
773 721-2500</p> <p>Ownership: Jennifer Cullen - 100%</p> | <p>8) Vendor # 20152
THE GEORGE SOLLITT CONSTRUCTION
COMPANY
185 Hansen Court
WOOD DALE, IL 60191
James Zielinski
630 860-7333</p> <p>Ownership: Employee Stock - 100%</p> |

- | | |
|--|--|
| <p>9) Vendor # 40926
GRIGGS MITCHELL & ALMA OF IL, LLC dba
GMA CONSTRUCTION GROUP
3520 S. MORGAN ST STE 222-4
CHICAGO, IL 60609
Patrick Fitzgerald
312 690-4205</p> <p>Ownership: Cornelious Griggs - 100%</p> | <p>13) Vendor # 49940
PMJ ENTERPRISES, INC.
4122 W GRAND AVE
CHICAGO, IL 60651
Jose Espiritu
773 360-5532</p> <p>Ownership: Jose Espiritu 100%</p> |
| <p>10) Vendor # 23996
K.R. MILLER CONTRACTORS, INC.
1624 COLONIAL PARKWAY
INVERNESS, IL 60067
Keith Miller
312 432-1070</p> <p>Ownership: Keith Miller - 100%</p> | <p>14) Vendor # 24765
SPEEDY GONZALEZ LANDSCAPING, INC.
10624 S TORRENCE AVE.
CHICAGO, IL 60617-0000
Jose Gonzalez
773 734-7780</p> <p>Ownership: Jose Gonzalez - 100%</p> |
| <p>11) Vendor # 99843
MC DONAGH DEMOLITION INC.
7243 W. TOUHY AVE
CHICAGO, IL 60631
Paul Dadian
773 276-7707</p> <p>Ownership: Geraldine McDonagh - 61%
Coleman McDonagh - 3% Coleman
McDonagh(minor) - 6% Caoimhe McDonagh -
6% Ciara McDonagh - 6% Cian McDonagh -
6% Ava McDonagh - 6% Roisin McDonagh -
6%</p> | <p>15) Vendor # 15399
TYLER LANE CONSTRUCTION, INC.
8700 W. BRYN MAWR, STE 620N
CHICAGO, IL 60631
Vince Vacala
773 588-4500</p> <p>Ownership: Lawrence Vacala - 100%</p> |
| <p>12) Vendor # 31792
O.C.A. CONSTRUCTION, INC.
8434 CORCORAN RD
WILLOW SPRINGS, IL 60480
Kelly Heneghan
708 839-5605</p> <p>Ownership: Kelly Heneghan 51% John
O'Connor 49%</p> | <p>16) Vendor # 41437
UJAMAA CONSTRUCTION, INC.
7744 S. STONY ISLAND AVE.
CHICAGO, IL 60649
Stephen Bonezek
773 602-1100</p> <p>Ownership: Jimmy Akintondo - 100%</p> |

17)

Vendor # 40357
KRM ALL JOINT VENTURE LLC
1624 COLONIAL PARKWAY
PALATINE, IL 60067
Keith Miller
312 432-1070

Ownership: Keith Miller - 55% Luis Puig - 45%

18)

Vendor # 40359
PASCHEN ASHLAUR JOINT VENTURE II
5515 N. EAST RIVER RD
CHICAGO, IL 60656
Leo Wright
773 444-3474

Ownership: F.H. Paschen Owners - 80% Zollie Carradine - 20%

19)

Vendor # 40360
SOLLITT OAKELY JOINT VENTURE
790 N. CENTRAL AVENUE
WOOD DALE, IL 60191
James Zielinski
630 860-7333

Ownership: George Sollitt Ownership 70%
Oakley Construction Ownship - 30%

20)

Vendor # 69819
LEOPARDO COMPANIES INC.
5200 PRAIRIE STONE PARKWAY
HOFFMAN ESTATES, IL 60192
Pete Oldendorf
847 783-3000

Ownership: Jim Leopardo - 100%