

**APPROVE ENTERING INTO AGREEMENTS WITH VARIOUS VENDORS
FOR APPRAISAL SERVICES**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into agreements with the vendors identified below to provide appraisal services to the Law Department and the Department of Operations at a cost not to exceed \$50,000.00, in the aggregate. These vendors have been approved by the City of Chicago as qualified real estate appraisers pursuant to a duly advertised Request for Qualifications issued by the City, and these vendors have agreed to charge the Board the same rates they charge the City. A written agreement for each vendor's services is currently being negotiated. No payment shall be made to any vendor prior to the execution of such vendor's written agreement. The authority granted herein shall automatically rescind as to each vendor in the event a written agreement is not executed by such vendor within 90 days of the date of this Board Report. Information pertinent to these agreements is stated below.

- VENDORS:**
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| 1. | Applied Real Estate Analysis (AREA)
53 W. Jackson Blvd., Ste. 860
Chicago, IL 60604
Contact: Andy Prodanovic
Tel No. (312) 461-9332 | 2. | Appraisal Research Counselors, Ltd.
400 E. Randolph, Ste. 715
Chicago, IL 60601-7388
Contact: Eugene W. Stunard
Tel No. (312) 565-0977 |
| 3. | D.L. DuBois & Associates, Ltd.
3027 Ridge Rd.
Lansing, IL 60438
Contact: Dale J. Klesynski
Tel No. (708) 895-6767 | 4. | Gibbons & Gibbons Associates
401 S. LaSalle St., Ste. 604
Chicago, IL 60605
Contact: James A. Gibbons
Tel No. (312) 322-0099 |
| 5. | Integra Appraisal Services
180 N. Stetson Place, Ste. 840
Chicago, IL 60601
Contact: Patrica Beaver-McGarr
Tel No. (312) 346-3200 | 6. | S.J. Kerwin & Associates, Inc.
201 N. Wells St., Rm. 614
Chicago, IL 60606
Contact: Sylvester J. Kerwin, Jr.
Tel No. (312) 236-4464 |
| 7. | Donald Klein
2231 West Thomas St.
Chicago, IL 60622
Contact: Donald Klein
Tel No. (773) 342-7313 | 8. | Linberger & Company
401 N. Michigan Ave., Ste. 3310
Chicago, IL 60611
Contact: Mary M. Lindberger
Tel No. (312) 828-9276 |
| 9. | Lorenz & Associates, Ltd.
5901 N. Cicero Ave., Ste. 601
Chicago, IL 60646
Contact: Francis S. Lorenz, Jr.
Tel No. (312) 545-7950 | 10. | William A. McCann & Associates
414 N. Orleans St., Ste., 601
Chicago, IL 60610
Contact: William J. McCann
Tel No. (312) 644-0621 |
| 11. | Terrence O'Brien & Company
111 W. Washington St., Ste. 1301
Chicago, IL 60602
Contact: Terrence O'Brien
Tel No. (708) 729-1310 | 12. | Pollach Appraisal Group
1755 S. Naperville Rd., Ste. 204
Wheaton, IL 60187
Contact: Ken Pollach
Tel No. (630) 682-4650 |
| 13. | Real Estate Analysis Corporation
180 N. LaSalle, Rm. 1718
Chicago, IL 60601
Contact: Michael J. Kelly
Tel No. (312) 346-1020 | 14. | Real Property Appraisals, Ltd.
9420 W. Foster Ave., Ste. 108
Chicago, IL 60656
Contact: Guy A. Romito
Tel No. (773) 992-2301 |

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| 15. Urban Real Estate Research, Inc.
18 E. Huron, 2 nd Floor
Chicago, IL 60611
Contact: Arthur J. Murphy
Tel No. (312) 943-9700 | 16. Zimmerman Real Estate Group, Ltd.
111 W. Washington St., Ste. 902
Chicago, IL 60602
Tel No. (312) 782-8000 |
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USERS: Law Department – 7th Floor
125 South Clark Street
Chicago, Illinois 60603
Attn: Marilyn F. Johnson
(773) 553-1700

Department of Operations – 16th Floor
125 South Clark Street
Chicago, Illinois 60603
Attn: Tim Martin
(773) 553-2900

TERM: The term of each agreement shall commence April 1, 2001 and shall end March 28, 2002. Each agreement shall have two (2) options to renew for periods of one (1) year each.

EARLY TERMINATION RIGHT: The Board shall have the right to terminate these agreements upon thirty (30) days written notice.

SCOPE OF SERVICES: Each vendor shall provide real estate appraisal services for property which may be acquired, sold or leased by the Board. Each vendor will be requested by either the General Counsel or the Chief Operating Officer to provide such appraisal services on an as-needed basis.

DELIVERABLES: For each appraisal, vendor shall provide either a written or verbal real estate valuation or appraisal report.

OUTCOMES: The services rendered by these vendors shall result in the Board receiving accurate and quality appraisals.

COMPENSATION: Vendors shall be paid as follows: The hourly rates stated in each vendor's agreement; not to exceed, in the aggregate, the sum of \$50,000.00.

REIMBURSABLE EXPENSES: None.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written agreements. Authorize the President and Secretary to execute the agreements. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate these agreements.

AFFIRMATIVE ACTION: Actual M/WBE participation cannot be determined at this time, and such participation will be evidenced via standard procedures.

LSC REVIEW: Local School Council approval is not applicable to this report.

FINANCIAL: Charge to Department of Operations: \$50,000.00
Budget Classification: 0944-478-000-9316-5410

Fiscal Year: 2001
Source of Funds: Capital Funds

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 July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), 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).

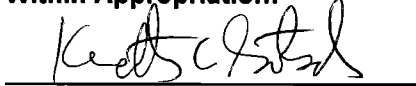
Approved for Consideration:


Natalye Paquin
Chief Purchasing Officer

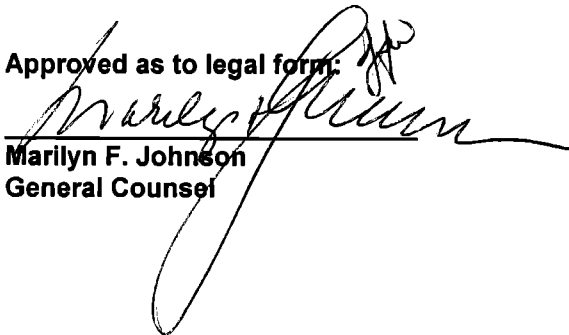
Approved:


Paul G. Vallas
Chief Executive Officer

Within Appropriation:


Kenneth C. Gotsch
Chief Fiscal Officer

Approved as to legal form:


Marilyn F. Johnson
General Counsel