

**APPROVE EXERCISING THE SECOND OPTION TO EXTEND THE AGREEMENT WITH O'DONNELL, WICKLAND, PIGOZZI AND PETERSON FOR MANAGING ARCHITECT/ ENGINEER SERVICES FOR NEW CONSTRUCTION**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve exercising the second option to extend the agreement with O'Donnell, Wickland, Pigozzi and Peterson (OWP&P) to provide managing architect/ engineering services for new construction work for the Capital Improvement Program in the Department of Operations at a cost for the option period not to exceed \$2,750,000. No payment shall be made to OWP&P during the option period prior to the execution of the written option agreement. The authority granted herein shall automatically rescind in the event a written option agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

**SPECIFICATION NO:** 00-250168

**CONSULTANT:** O'Donnell, Wickland, Pigozzi and Peterson  
111 W. Washington Street, Suite 2100  
Chicago, IL 60602-2714  
Contact Person: Rich Dewar  
Vendor # 36833

**USER:** Department of Operation  
125 South Clark – 16<sup>th</sup> Floor  
Bruce Washington  
(773) 553-2900

**ORIGINAL AGREEMENT:** The original agreement (authorized by Board Report 00-0426-PR13), is for a term commencing June 1, 2000 and ending May 31, 2002, with the board having two options to renew for periods of one year each. The original agreement was extended for a term commencing June 1, 2002 and ending May 31, 2003 pursuant to Board Report 02-0626-PR15. The original agreement was awarded pursuant to a duly advertised Request for Proposals (Specification No. 00-250168).

**OPTION PERIOD:** The term of this agreement is being extended for a period commencing June 1, 2003 and ending December 31, 2003.

**OPTION PERIODS REMAINING:** There are no options remaining.

**SCOPE OF SERVICES:** OWP&P shall continue to render the following managing architectural/engineering services for new construction work in the Capital Improvement Program:

Selecting, reviewing, retaining and coordinating the professional services of Architect of Record (AOR), surveyors, special consultants and geo-technical laboratories required for the project, when requested. Manage the AOR services and administer the design of their projects. Prepare, review and provide all designs, including all demolition, site development, furniture, fixtures and equipment construction documents, prior to transferring packages based on the program requirements, schedule, budget and scope of work. Perform peer review of construction documents prepared by the AOR. Perform assessments of the condition of schools and systems. Prepare and deliver CAD files of each existing school as a part of the transfer package to each AOR and maintain all databases and information contained in each document. Coordinate activities with the Program Manager and Construction Manager. Attend project design meetings, provide monthly progress reports, develop the project schedule, and coordinate the services provided by the AOR and its sub-consultants. Prepare and make presentations to explain the design elements of the project to the PM, principals, Local School Councils (LSC), elected officials and the Board, including site plans, floor plans and elevations. Obtain site characteristics, legal

limitations and utility locations, surveys, and legal descriptions of the site, and geo-technical analysis. Design new construction, including new additions and links between the existing school and new addition. Perform an assessment on existing buildings, reviewing the program needs and budgets for code compliance, upgrades, environmental coordination, fire alarms, public address, site conditions, new construction progress for substantial completion. Provide and maintain a facilities management database of all Board buildings including facilities condition assessments of all buildings and site components, as well as, program evaluations of each building. Assist Program Manager in developing a database, which will be updated each fiscal year for use in issuance of the Capital Improvement Plan and Budget. Conduct project management meetings at the Board headquarters.

**DELIVERABLES:** OWP&P shall continue to deliver managing architect/engineering services to the Department of Operations for the preparation of 30% construction drawings for links and additions and 50% for new schools for transfer to the AOR.

**OUTCOMES:** Consultant's services shall continue to result in the management of design for new facilities as a part of the Department of Operation's Capital Improvement Program.

**COMPENSATION:** Consultant shall be paid during this option period an amount not to exceed the sum of \$2,750,000.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written extension agreement. Authorize the President and Secretary to execute the extension agreement.

**AFFIRMATIVE ACTION:** Based upon a review and analysis of the vendor's compliance with the M/WBE goals from the initial contract term, this contract is in full compliance with the original M/WBE participation goals required by the Revised Remedial Plan for Minority and Women Business Enterprise Contract Participation (M/WBE Plan). The original M/WBE participation goals for the contract include: 35% total MBE; 22% total African-American; 12% Hispanic; 2% Asian; and 5% total WBE.

The vendor has identified and scheduled the following M/WBE firms and percentages.

**Total MBE 35%**

**Total African-American 22%**

Urban Works Ltd. 213 W. Institute Place suite 710 Chicago, Illinois 60610	17%	certified until December 31, 2003
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Nia Architects 1130 S. Wabash Ave. suite 200 Chicago, Illinois 60605	5%	certified until June 30, 2003
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**Total Hispanic 10%**

Wallin Gomez Architects 650 s. Clark suite 700 Chicago, Illinois 60605	10%	certified until May 31, 2003
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**Total Asian 3%**

Soodan and Associates 100 N. Lasalle Suite 1800 Chicago, Illinois 60602	3%	certified until August 31, 2003
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**Total WBE 5%**

Maureen Reagan Architects Ltd. 5% certified until July 23, 2003  
3336 W. Wellington Ave. suite 905  
Chicago, Illinois 60657

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

**FINANCIAL:** Charge to Department of Operations: \$2,750,000 Fiscal Year: FY04  
Budget Classification: 0944-5454-000-9316-5400  
Source of Funds: Capital Improvement Program

**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.

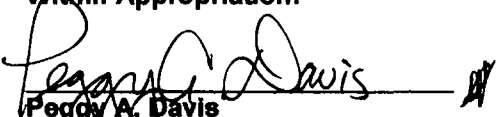
Ethics – The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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:**

  
Sean P. Murphy  
Chief Purchasing Officer

**Within Appropriation:**

  
Peggy A. Davis  
Chief of Staff

**Approved:**

  
Arne Duncan  
Chief Executive Officer

**Approved as to legal form:**

  
Robert R. Hall Jr.  
Acting General Counsel