

**APPROVE THE RENEWAL OF EXISTING AGREEMENTS  
WITH ARAMARK MANAGEMENT SERVICES, U.S. EQUITIES ASSET MANAGEMENT, AND SODEXHO  
GLOBETROTTERS JOINT VENTURE FOR PROPERTY MANAGEMENT SERVICES**

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

Approve the renewal of existing agreements with Aramark Management Services, U.S. Equities Asset Management, and Sodexho Globetrotters Joint Venture to provide property management services to the Department of Operations at an aggregate cost not to exceed \$2,740,245.50. A written renewal for each consultant's services is currently being negotiated. No payment shall be made to any Consultant during the renewal period prior to the execution of such consultant's written renewal. The authority granted herein shall automatically rescind as to each Consultant in the event the renewal agreement for such Consultant is not executed within 90 days of the date of this Board Report. Information pertinent to this matter is stated below.

**Specification No.:** 99-250362

**CONSULTANTS:**

- |   |  |
|---|--|
| <p>1. Aramark Management Services Limited Partnership, d/b/a Aramark ServiceMaster Facility Services (formerly known as ServiceMaster Management Services) 2300 Warrenville Rd. Downers Grove, IL 60515-1700 James Bostian (800) 333-6678 ext. 2087 Vendor #30689</p> | <p>2. U.S. Equities Asset Management, L.L.C. 20 N. Michigan Avenue, Suite 400 Chicago, IL 60602 Katherine Scott (312) 456-7000 Vendor #44266</p> |
| <p>3. Sodexho Globetrotters Joint Venture 3020 Woodcreek Drive, Suite B Downergrove, IL 60515 Stephen Gaeta (312) 697-3595 Vendor #23995</p>  |  |

**USER:** Department of Operations  
125 South Clark-16<sup>th</sup> floor  
Chicago, IL 60603  
Sean P. Murphy  
(773) 553-2900

**ORIGINAL AGREEMENTS:** The original agreements (authorized by Board Report 99-0922-PR13, as amended by Board Report 99-0825-PR65 and Board Report 99-0926-PR5), are for a term commencing October 1, 1999 and ending December 31, 2001, with the Board having two options to renew for successive periods of one year each. The agreements were amended and restated and extended for a term commencing January 1, 2002 and ending December 31, 2002 (authorized by Board Report 01-1219-PR7). The agreements were renewed for a term commencing January 1, 2003 and ending June 30, 2003 (authorized by Board Report 03-0326-PR05). The agreements were further renewed for a term commencing July 1, 2003 and ending December 31, 2003 (authorized by Board Report 03-0625-PR06). The original agreements were awarded pursuant to a duly advertised Request for Proposals (Specification # 99-250362).

**RENEWAL TERM:** The agreements shall be renewed for a term commencing January 1, 2004 and ending no less than 3 months and no more than 6 months thereafter, upon 30 days notice of termination by the Board.

**SCOPE OF SERVICES:**

1. Aramark Management Services will continue to provide property management services to schools enrolled in the property management program in Regions One and Two.
2. U. S. Equities Asset Management will continue to provide property management services to schools enrolled in the property management program in Regions Three and Four.
3. Sodexo Globetrotters Joint Venture will continue to provide property management services to schools enrolled in the property management program in Regions Five and Six and will also provide stadium management.

**DELIVERABLES:** Each consultant will continue to be required to report every two weeks on the work performed under their direction including the scope of work being performed, the school and location of the work, the contractor(s) used and the dollar value of the work.

**OUTCOMES:** Consultant's services shall ensure that quality work is performed at CPS facilities and that such work is provided at the best possible cost through oversight of maintenance, repairs and construction.

**COMPENSATION:** Each Consultant shall be paid as follows:

1. Aramark Management Services: Not to exceed \$852,895.00
2. U.S. Equities Asset Management: Not to exceed \$893,606.50
3. Sodexo Globetrotters Joint Venture: Not to exceed \$993,744.00

Total Compensation not to exceed \$2,740,245.50

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the extension agreements. Authorize the President and Secretary to execute the extension agreements. Authorize the Chief Operating Officer to execute all ancillary documents required to administer or effectuate the extension agreements.

**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 approved revised 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, 10% total Hispanic, 2% total Asian and 5% total WBE.

**The vendors have identified and scheduled the following firms and percentages:**

**Total MBE: 20.6%**

**Total .004% African-American**  
Crystal Clear Water  
REO Movers

**Total Hispanic 3%:**

Garco Enterprises

**Total Asian 17.6%**

Globetrotters Inc.  
Encore Paper & Supplies Inc.

**Total WBE .9%**

CCB Services  
Arrow Messenger Service

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

**FINANCIAL:** Charge to Operations: \$2,740,245.50 Fiscal Year: FY04  
Budget Classification:0944-552-000-4453-5410  
Source of Funds: Operations and Maintenance

**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 member 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.

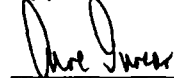
Ethics – The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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:**

  
Heather A. Oboza  
Chief Purchasing Officer


**Approved:**

  
Arne Duncan  
Chief Executive Officer

**Within Appropriation:**

  
John Maiorca  
Chief Financial Officer

**Approved as to legal form:**

  
Ruth Moscovitch  
General Counsel