

**APPROVE ENTERING INTO AN AGREEMENT WITH A & R JANITORIAL SERVICES, INC.
TO PROVIDE PROFESSIONAL CUSTODIAN MANAGEMENT SERVICES
AT 125 S. CLARK STREET BUILDING**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into an agreement with A & R Janitorial Services, Inc. to provide professional custodian management services at 125 S. Clark Street Building (Central Office) for the Department of Operations at a total cost not to exceed \$1,621,518.48 for a two-year period. Vendor was selected on a competitive basis pursuant to a duly advertised Request for Proposals (Specification #04-250028). A written agreement for Vendor's services is currently being negotiated. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of the written agreement. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

SPECIFICATION NO.: 04-250028

VENDOR: A & R Janitorial Services, Inc.
5234 West 25th Street
Cicero, Illinois 60804
Contact: Deborah Pintor
Phone: 708-656-8300
Vendor # 25526

USER: Department of Operations
125 South Clark
Chicago, Illinois 60603
Rebecca Grespan
773-553-2909

TERM: The term of this agreement shall commence on October 1, 2004 and shall end September 30, 2006. This agreement shall have 2 options to renew for periods of 12 months each.

EARLY TERMINATION RIGHT: The Board may terminate this agreement at any time upon 30 days written notice to the Vendor.

SCOPE OF SERVICES: Vendor shall supply all labor, supervision, and management expertise necessary to provide the Janitorial Services required at the Central Office, inclusive of all associated costs.

DELIVERABLES: Vendor will provide custodial cleaning services at the Central Office, but the Board shall furnish and pay for cleaning supplies and equipment.

OUTCOMES: Vendor's services will result in quality janitorial services, accountability, and reduction of expenses.

COMPENSATION: Vendor shall be paid for the two-year contract period as follows:

Base salaries not to exceed:	\$ 1,153,171.20
Reimbursable, not to exceed:	\$ 421,118.59
Overhead/Profit	<u>\$ 47,228.69</u>

Total compensation for the two year term not to exceed: \$1,621,518.48

REIMBURSABLE EXPENSES: FICA, SUI, FUI, Head Tax, WC& GL, Health & Welfare, Pension and Uniforms.

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

AFFIRMATIVE ACTION: This contract is in full compliance with the goals required by the Sheltered Market Revised Remedial Plan for Minority and Women Business Enterprise Contract Participation.

The vendor has identified and scheduled the following firms and percentages:

Total WBE% - 100%

A & R Janitorial Services, Inc.
5234 West 25th Street
Cicero, Illinois 60804
\$ 1,621,518.48

certified through 11/2004

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

FINANCIAL: Charge to Operations:	\$596,590.50	FY-05
	\$815,862.51	FY-06
	\$209,065.47	FY-07
Budget Classification:	0643-210-000-4462-5400	
Source:	210, Education Fund	

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).

Heather A. Obora
Approved for consideration.

Heather A. Obora *B.A.*
Chief Purchasing Officer

Approved:

Arne Duncan

Arne Duncan
Chief Executive Officer

Within Appropriation:

John Maiorca

John Maiorca
Chief Financial Officer

Approved as to legal form: *HW*

Ruth M. Moscovitch

Ruth M. Moscovitch
General Counsel