

February 27, 2019

**AUTHORIZE AGREEMENTS WITH ASIAN HUMAN SERVICES AND
GADS HILL CENTER TO PROVIDE FUNDING FOR CONSTRUCTION OF EARLY LEARNING
CHILDHOOD FACILITIES TO PROVIDE UNIVERSAL PRE-SCHOOL**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize agreements to provide funding to the Asian Human Services, Inc. an Illinois not-for-profit corporation and GADS Hill Center an Illinois not-for-profit corporation ("Providers") for the construction of new universal pre-school, pre-kindergarten and early learning childhood educational facilities ("Facilities") for children ages birth to five and their families residing in the City of Chicago as specified below. The Facilities are an integral part of the City's and CPS' Universal Full Day Pre-School for All and Ready to Learn Early Childhood Education Initiatives and Programs. Written agreements to provide funding for the construction and renovation of the Facilities are being negotiated. No payment shall be made to the Providers prior to the execution of their written agreement and receipt of documentation to confirm that the Facilities have been constructed in accordance with approved plans, specifications and permits, the issuance of Certificates of Occupancy by the City of Chicago, lien waivers and invoices. The authority granted herein shall automatically rescind as to each Provider in the event their written agreement is not executed within 120 days of the date of this Board Report. Information pertinent to the agreements is stated below.

OVERSIGHT:

Contact: 11860 – Facility Operations & Maintenance
42 W. Madison
Chicago, IL 60602
Mary DeRuntz
773-553-2960

PROVIDERS:

1. Vendor #22957
Asian Human Services, Inc.
Craig Maki, Ed.D., MSW
Chief Executive Officer
Asian Human Services
4753 N. Broadway Ave. Suite
700
Chicago, IL 60640
cmaki@ahschicago.org
(773) 263.5756

Michael Gart
Director, Strategic Analysis
Asian Human Services
4753 N. Broadway Avenue, Suite 700
Chicago, IL 60640
mgart@ahschicago.org
(312) 391-2365
2. Vendor #27716
GADS Hill Center
Marcela Garcia
Chief Executive Officer
GADS Hill Center
1919 W. Cullerton Street
Chicago, IL 60608
magarcia@gadshillcenter.org
(312) 226-0963, Ext. 250

Ernesto De La Torre
Chief Financial Officer
GADS Hill Center
1919 W. Cullerton Street
Chicago, IL 60608
Edelatorre@gadshill.org
(312) 226-0963, Ext. 238

DESCRIPTION:

Asian Human Services, Inc. (AHS) has a Facility located at 1463 W. Bryn Mawr, Chicago, Illinois that will be used as an Early Learning Center. AHS is creating 8 New Pre-K classrooms (160 seats), ADA compliant bathrooms, elevator and laundry facilities for the Early Learning Center, resource rooms to provide educational and support services for students and parents. All classrooms will be equipped with state-of-art smart boards

to facilitate teaching and learning, security cameras, door monitoring and communication equipment. All improvements will be ADA compliant, meet City, State and Federal life safety code requirements applicable to CPS approved early learning childhood centers. The total project cost is \$2.4 Million of which CPS will contribute a maximum of \$1.3 Million for construction costs only. The capital support will be subject to the terms below.

GADS Hill Center (GADS) is constructing a new Facility at 4234-36 S. Archer, Chicago, Illinois (Brighton Park Early Learning Center). The new state-of-the-art 18,000 square foot Early Childhood Education Center will provide 124 low-income children (ages birth to five) with high-quality, early learning, and comprehensive family education and support programs in an area of need. The new Facilities include four (4) Infant classrooms for 32 children, four (4) toddlers' classrooms for 32 children, and three (3) 3-5 years old classrooms for 60 children, a kitchen for children's meals, a playground, and resource rooms to provide educational and support services for students, staff and parents. All classrooms will be equipped with security cameras, door monitoring and communication equipment. All improvements will be ADA compliant, meet City, State and Federal life safety code requirements applicable to CPS approved early learning childhood centers. The total project cost is \$6,327,348 of which CPS will contribute a maximum of \$1.4 Million for construction costs only. The capital support will be subject to the terms below.

TERM: The term of each agreement shall commence upon the date the agreement is fully executed and shall end upon the expiration date specified in the agreement.

TERMINATION RIGHT: The Board shall have the right to terminate each agreement with 30 days written notice in the event the Facilities are not completed, or the Provider ceases to provide early learning childhood educational services at the respective Facility for children residing in the City of Chicago before July 1, 2023.

PAYMENT TERMS: Payments may be disbursed through a construction escrow to insure funds are used for construction costs only and to the proper parties. Payment shall be made after CPS inspection of the facilities, receipt of architect's certificate of substantial completion, building permits and certificates of occupancy from City of Chicago, sworn statements and lien waivers for labor and materials and other documentation to certify total construction costs and expenditures.

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 Chief of Early Childhood Education Officer, the Deputy Chief Early Childhood Education Officer or the Chief of Capital Improvements to execute all ancillary documents required to administer or effectuate the agreements and payments.

AFFIRMATIVE ACTION: Providers are not-for-profit organizations. This agreement is a non-procurement education contract. MBE and WBE goals are not applicable.

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

FINANCIAL: Charge to: 12150 436 56310 009426 000057 2019 Fiscal Year: 2019

Budget Classifications: Capital

Maximum \$2.7 Million (Total)
Asian Human Services, Inc. \$1.3 Million (Maximum)
GADS Hill Center \$1.4 Million (Maximum)

Future year funding is contingent upon budget appropriation and approval.

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-P03), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics — The Board's Ethics Code adopted June 23, 2004 (04-0623-P04), as amended from time to time, shall be incorporated into and made a part of the agreement.

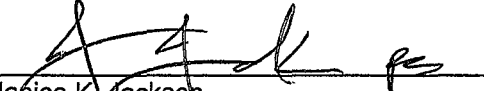
Contingent Liability — The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Within Appropriation:



Ron DeNard
Senior Vice President Finance

Approved:



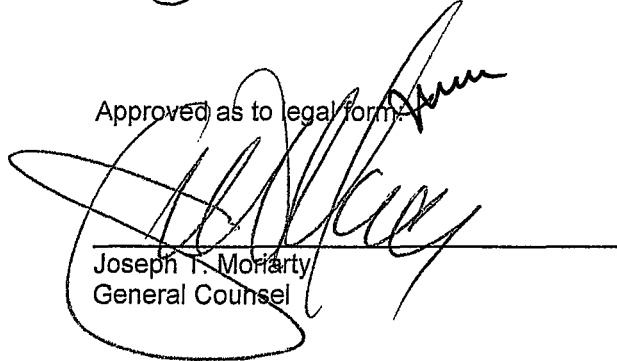
Janice K. Jackson
Chief Executive Officer

Approved for Consideration:



Arnaldo Rivera
Chief Operating Officer

Approved as to legal form:



Joseph T. Moriarty
General Counsel