

May 27, 2020

**AUTHORIZE THE FIRST RENEWAL AND AMEND AGREEMENT WITH VARIOUS VENDORS FOR
INTEGRATED FACILITY MANAGEMENT SERVICES**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first renewal and amend the agreement with Various Vendors to provide Integrated Facilities Management to the Department of Facilities at an estimated annual cost set forth in the Compensation Section of this report. A written document exercising this option is currently being negotiated. No payment shall be made to Vendors during the option period prior to execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report. Information pertinent to this option is stated below.

This May 2020 amendment is necessary to update the Fee Schedule and Board Facility lists in both vendor contracts. A written document exercising this option is currently being negotiation. No payment shall be made to the Vendors during the option period prior to the execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report.

Specification Number : 16-350030

Contract Administrator : Gilliam, Mr. Stephen / 773-553-2280

VENDOR:

- 1) Vendor # 99426
SODEXOMAGIC, LLC
9801 WASHINGTON BLVD.
GAITHERSBURG, MD 20878
John Klopstein
301 987-4270

Ownership: Magic Food Provision LLC - 51%
and Sodexo Operations LLC - 49%

- 2) Vendor # 30689
ARAMARK MANAGEMENT SERVICES
LIMITED PARTNERSHIP
1101 MARKET STREET
PHILADELPHIA, PA 19107
Thomas Bourke
773 534-3270

Ownership: Aramark Services Inc. - 99%

USER INFORMATION :

Project
Manager: 11880 - Facility Opers & Maint - City Wide

42 West Madison Street

Chicago, IL 60602

Mason, Ms. Kimberly M.

773-553-2960

Project
Manager: 11880 - Facility Opers & Maint - City Wide

42 West Madison Street

Chicago, IL 60602

Carson, Mr. Clarence A.

773-553-2960

ORIGINAL AGREEMENT:

The original Agreement (authorized by Board Report 17-0125-PR6) in the amount of \$427,000,000 is for a term commencing July 1, 2017 and ending June 30, 2020 with the Board having two (2) options to renew for one (1) year terms. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-3.

OPTION PERIOD:

The term of this agreement is being renewed for one (1) year commencing July 1, 2020 and ending June 30, 2021.

OPTION PERIODS REMAINING:

There is one (1) option period for one (1) year remaining.

SCOPE OF SERVICES:

Vendors will continue to perform full Integrated Facility Management Services across all schools in Zones 1, 2, 5, 6, 7, and 8. Vendors will continue to manage and provide custodial services, engineering services, various trades, landscaping, snow removal, and pest control to the schools in the Zones awarded. Vendors will continue to provide a consolidated data solution and call center for their awarded schools. The consolidated data solution will manage other facilities management service providers across the entire district to ensure consistent delivery of service and establish a single point of contact for Principals. Vendors will continue to be responsible for regularly assessing the conditions of the buildings, equipment, and systems; developing and maintaining building operations, preventative maintenance, and make capital plan recommendations necessary to maintain, preserve, and keep the premises in good condition. As part of these responsibilities, the Vendors will continue to:

- 1) Invest in system upgrades and repairs which will improve and ensure the efficient performance of building automation systems and reduce overall energy spend with targeted upgrades;
- 2) Provide professional development for all CPS Board Engineering employees to enhance their skills and improve productivity;
- 3) Ensure quality of work is performed and reduce the costs within the operational areas.

DELIVERABLES:

Full Integrated Facility Management Services for awarded schools, including custodial services, engineering services, various trades, landscaping, snow removal, and pest control. Vendors will continue to provide call centers to respond to and resolve school facility related issues. Buildings will be cleaned to an APPA 2 standard. Best in class technology, equipment, and training shall be provided to staff, as well as a comprehensive asset management system to manage and track data.

LEASE OF SPACE: The Board authorizes the lease of space in CPS facilities to the Vendors and delegates authority to the Chief Operations Officer and General Counsel to negotiate terms and conditions of any such lease.

OUTCOMES:

Vendors services will continue to result in providing the skills and experience needed to manage every aspect of facility management to a group of schools awarded using cutting-edge building monitoring technology which will help drive CPS in making data driven decisions, such as repair vs. replacement of assets. The benefits and outcomes to CPS are:

- 1) Cost Efficiency - By managing services under one umbrella, costs will be managed more effectively.
- 2) Consistency - Establishing one standard level of service for all schools will result in consistent service across the District.
- 3) Improved Productivity - The ability to share resources and management will create enhanced levels of productivity.
- 4) Professional Development - Vendors' employees will receive comprehensive training and development on an ongoing basis to enhance their skills and the services they provide to the schools.
- 5) Communication - Vendors will coordinate many different service providers. The communication process will be simplified, and more sophisticated communication tools will be created.
- 6) Turnkey/Convenience - Principals, Staff, and CPS Leadership will quickly connect with the right person and resolve problems with a "turnkey" solution.
- 7) Responsiveness - Principals and their teams will have a high level of confidence that their FM Partner will respond quickly and efficiently.
- 8) Accountability - One FM Partner will manage all processes and will be responsible for the program results for awarded schools.
- 9) Program Quality - The end result will be enhanced program quality that provides a safer, attractive, more comfortable learning environment for all students.

COMPENSATION:

Vendors shall be paid as specified in their respective agreements. Estimated annual aggregate costs for all vendors, inclusive of any reimbursable expenses, for the one (1) year term is:
\$180,000,000 FY21

AUTHORIZATION:

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

AFFIRMATIVE ACTION:

Pursuant to the Remedial Programs for Minority and Women Owned Business Enterprise (M/WBE) Participation in Goods and Services and Construction Contracts, the overall District goals for this award are 40% MBE and 10% WBE. This vendor pool is comprised of two (2) prime vendors that have committed to the goals and scheduled a total of over 30 diverse subcontractors in various industries.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund 230: Department of Facilities, Unit 11880
\$180,000,000 FY21
Not to exceed \$180,000,000 for the one (1) year term.
Future year funding is contingent upon budget appropriation and approval.

CFDA#: Not Applicable

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-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), 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:

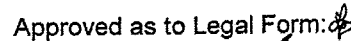


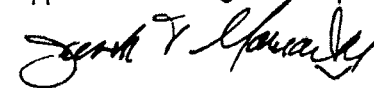
JONATHAN MAPLES
Chief Procurement Officer

Approved:



JANICE K. JACKSON
Chief Executive Officer

Approved as to Legal Form: 



JOSEPH T. MORIARTY
General Counsel