

**AMEND BOARD REPORT 18-0926-PR13****AUTHORIZE NEW AGREEMENTS WITH CARNOW, CONIBEAR AND ASSOCIATES, LTD,  
SPECIALTY CONSULTING, INC., FORMERLY KNOWN AS GSG CONSULTANTS, INC. AND TEM  
ENVIRONMENTAL INC. FOR MANAGING ENVIRONMENTAL CONSULTING (MEC) SERVICES****THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize new agreements with Carnow, Conibear and Associates, Ltd., Specialty Consulting, Inc., formerly known as GSG Consultants, Inc. and TEM Environmental, Inc. to provide Managing Environmental Consulting Services to Capital and Facilities departments at an estimated annual cost set forth in the Compensation Section of this report. Vendors were selected on a competitive basis pursuant to Board Rule 7-2. Written agreements for Vendors' services are currently being negotiated. No services shall be provided by and no payment shall be made to any Vendor prior to the execution of their written agreement. The authority granted herein shall automatically rescind as to each Vendor in the event their written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to the agreements is stated below.

This September 2020 amendment is necessary to increase the not to exceed amount from \$12,000,000 to \$24,000,000 in the aggregate for all vendors due to COVID-19 expenditures and increased spend on repairs to facilities. This amendment is further necessary to reflect the assignment and assumption of the agreement with GSG Consultants, Inc., which was completed in July of 2019, resulting in a new entity name, Specialty Consulting, Inc. in August 2020. Written amendments to the Agreements are required. The authority granted herein shall rescind as to each Vendor in the event their written agreement is not executed within 90 days of this Amended Board Report.

Specification Number : 18-350024

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

**USER INFORMATION :**

Project 12150 - Capital/Operations - City Wide  
 Manager: 42 West Madison Street  
 Chicago, IL 60602  
 Christlieb, Mr. Robert M.  
 773-553-2900

Project 11880 - Facility Opers & Maint - City Wide  
 Manager: 42 West Madison Street  
Chicago, IL 60602  
Mason, Ms. Kimberly M.  
773-553-2960

**TERM:**

The term of each agreement shall commence on October 1, 2018 and shall end September 30, 2021. The agreements shall have two (2) options to renew for periods of one (1) year each.

**EARLY TERMINATION RIGHT:**

The Board shall have the right to terminate each agreement with 30 days written notice.

**SCOPE OF SERVICES:**

Provide oversight/management of environmental contractors; provide audit and quality assurance/quality control of environmental contractors and projects; coordinate environmental work including scope development, designs, bid documentation, specifications, bid management, bid review, project management and closeout; collection, chain of custody and analysis of samples including, but not limited to, chemical, biological, asbestos, lead, soil, waste and air; conduct microbiological and indoor air quality assessments; develop and provide educational services to the Board personnel and their consultants; respond to environmental emergencies including, but not limited to, chemical spills, asbestos, and lead paint incidents; provide and upload all environmental compliance project documentation, site visit reports, communications, notifications, and electronic submittals to the CPS database of record, and, as necessary, manage small scale remediation measures.

**DELIVERABLES:**

Vendors will provide comprehensive and accurate environmental reports including the following:

Project design documents, oversight reports, investigations and testing reports, inspection reports, letters, notifications, and electronic submittals as required by the Environmental Services Manager.

**OUTCOMES:**

Vendors' services will result in qualification of environmental conditions, safe, and responsible mitigation and management of environmental conditions and the establishment of environmental project documents and records as required by law.

**COMPENSATION:**

Vendors shall be paid in accordance with the rates set forth in their respective agreements. Estimated annual costs for the three (3) year term are set forth below:

FY19	<del>\$3,667,000</del>	<u>\$4,657,327</u>
FY20	<del>\$4,000,000</del>	<u>\$6,261,212</u>
FY21	<del>\$4,000,000</del>	<u>\$11,748,461</u>
FY22	<del>\$333,000</del>	<u>\$1,333,000</u>

The compensation payable to all vendors shall not exceed ~~\$12,000,000~~ \$24,000,000 in the aggregate for the term of this contract, which amount is inclusive of all reimbursable expenses.

**REIMBURSABLE EXPENSES:**

Vendors shall be reimbursed for the following expenses: None, without prior approval of the Environmental Services Manager. The total compensation amount reflected herein is inclusive of all reimbursable expenses.

**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 Chief Operating Officer to execute all ancillary documents required to administer or effectuate the agreements.

**AFFIRMATIVE ACTION:**

Pursuant to the Remedial Program for Minority and Women-Owned Business Enterprise Participation in Goods and Services contracts (M/WBE Program), the Business Diversity goals for this pool are 30% MBE and 10% WBE. This vendor pool is comprised of three vendors with one MBE, and one WBE.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund: Various Capital and Operating Funds  
Unit: Facilities and Capital Planning and Design (12150)  
Not to exceed ~~\$12,000,000~~ \$24,000,000 for the term of the contract.

FY19 ~~\$3,667,000~~ \$4,657,327  
FY20 ~~\$4,000,000~~ \$6,261,212  
FY21 ~~\$4,000,000~~ \$11,748,461  
FY22 ~~\$333,000~~ \$1,333,000

Future year funding is contingent upon operating and capital 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.

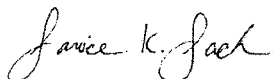
Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:



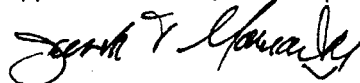
JONATHAN MAPLES  
Chief Procurement Officer

Approved:



JANICE K. JACKSON  
Chief Executive Officer

Approved as to Legal Form:



JOSEPH T. MORIARTY  
General Counsel

1)  
Vendor # 36789  
CARNOW, CONIBEAR & ASSOC., LTD.  
600 WEST VAN BUREN STREET., STE 500  
CHICAGO, IL 60607  
Brian LoVetere  
800 860-4486

Ownership: Shirley A. Conibear - 60% Brian  
LoVeterr - 40%

2)  
Vendor # 20966  
GSG CONSULTANTS INC  
2942 W. VAN BUREN ST  
CHICAGO, IL 60612  
Arturo Saenz  
312 733-6262

Ownership: Guillermo Garcia - 51%  
Arturo Saenz - 24.5%  
Ata Sassila - 24.5%

3)  
Vendor # 19932  
TEM ENVIRONMENTAL, INC.  
174 N. Brandon Drive  
Glendale Heights, IL 60139  
Steven B. Geneser  
630 790-0880

Ownership: Kathleen Geneser - 75%  
Steven B. Geneser - 25%

4)  
Vendor # 42833  
Specialty Consulting, Inc.  
2942 WEST VAN BUREN ST  
CHICAGO, IL 60612  
Arturo Saenz  
312 319-7575

Ownership: Arturo Saenz - 100%