



Board of Education

Office of the Board
1 North Dearborn Street
Suite 950
Chicago, IL 60602

Board Report

25-0626-PR8

Agenda Date: 6/26/2025

AUTHORIZE THE THIRD (FINAL) RENEWAL AGREEMENT WITH JOHNSON CONTROLS FIRE PROTECTION LP FOR FIRE SUPPRESSION ANSUL AND EXHAUST SYSTEM MAINTENANCE AND REPAIR SERVICES

THE INTERIM SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the third (final) renewal agreement with Johnson Controls Fire Protection LP to provide Fire Suppression Ansul and Exhaust System Maintenance and Repair Services to the Department of Facilities and all Schools at an estimated annual cost set forth in the Financial Section of this report. Vendor was selected on a competitive basis pursuant to Board Rule 7-2. A written agreement is available for signature. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of its 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 Number: 20-350047

Contract Administrator: Zimnie, Stephen A / 773-553-2280

VENDOR:

- 1) Vendor #39827
JOHNSON CONTROLS FIRE PROTECTION LP
3007 MALMO DRIVE
ARLINGTON HEIGHTS, IL 60005

Julie Wakins
630-948-1100

Ownership: For Profit Corporation; Simplex
Time Recorder - 51%, Tyco Fire Protection
LLC - 47%, Master Protection LP - 2%

USER INFORMATION:

Project
Manager: 11880 - Facility Opers & Maint - City Wide
42 West Madison Street
Chicago, IL 60602

Rehberg, Caleb M
773-553-2960

PM Contact: 11880 - Facility Opers & Maint - City Wide
42 West Madison Street
Chicago, IL 60602

Hansen, Ivan
773-553-2960

ORIGINAL AGREEMENT:

The original Agreement (authorized by Board Report 21-0728-PR19) in the amount of \$1,784,570.20 is for a term commencing October 1, 2021 and ending September 30, 2023, with the Board having three (3) options to renew for one (1) year terms. The first renewal Agreement (authorized by Board Report 23-0824-PR6) in the amount of \$3,000,000 is for a term commencing October 1, 2023 and ending September 30, 2024. The second renewal Agreement (authorized by Board Report 24-0829-PR5) in the amount of \$900,000 is for a term commencing October 1, 2024 and ending September 30, 2025. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-2.

OPTION PERIOD:

The term of this agreement is being renewed for one (1) year commencing October 1, 2025 and ending September 30, 2026.

OPTION PERIODS REMAINING:

There are no option periods remaining.

SCOPE OF SERVICES:

Vendor shall continue to furnish all labor, materials, tools, supplies and supervision to provide a full preventative maintenance program and repairs in accordance with the original System's manufacturers recommended procedures and performance criteria.

DELIVERABLES:

Vendor will be responsible for providing the following:

- Schedule of regular Routine Maintenance and testing
- Dated check chart(s) and log book(s) for each System in the generator compartment of each assigned Site showing all maintenance tasks and repairs performed, identified problems and actions taken, including dates, the nature of work, parts and components utilized to perform such maintenance or repairs
- Notification of Systems being taken out of service for maintenance or testing, and when the System is being put back in service
- Executive Summary Report of all completed maintenance and testing
- Invoices
- Instruct authorized personnel in proper use, operations and periodic maintenance of the System. Vendor shall train the Board personnel in normal procedures to be followed in checking for sources of operational failures or malfunctions.
- Provide loaner units, as required

OUTCOMES:

Vendor's services will result in operation of the System per the manufacturer's specifications.

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 the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this option agreement.

AFFIRMATIVE ACTION:

Pursuant to the Remedial Policy for Minority-Owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) policy participation in Goods and Services contracts, with aspirational goals of 30% MBE and 7%

WBE. The vendor provides services that are niche and the industry has limited market share to participate in the aspirational goals, congruent with the marketplace for this category of products, services, the MBE and WBE Policy is an excluded transaction. Said exclusion to the aspirational goals are warranted and merited by the Office of Business Diversity.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund 230, Department of Facilities, Unit 11880

FY26 - \$675,000

FY27 - \$225,000

Not to exceed \$900,000 for the one (1) year term. Future year funding is contingent upon budget appropriation and approval.

GENERAL CONDITIONS:

The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended; and, Contingent Liability provision.

Approved for Consideration:



PATRICIA HERNANDEZ
Chief Procurement Officer

Approved:



MACQUILINE KING, Ed.D
Interim Superintendent/Chief Executive Officer

Approved as to Legal Form: 



RUCHI VERMA
General Counsel