

AUTHORIZE THE FIRST, SECOND AND THIRD (FINAL) RENEWAL AGREEMENT WITH AERO ELEVATOR LLC FOR CONVEYANCE MAINTENANCE AND REPAIR SERVICES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first, second and third (final) renewal agreement with Aero Elevator LLC to provide Conveyance Maintenance and Repair Services to the Department of Facilities and all Schools 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 Aero Elevator LLC 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.

Specification Number : 21-350011

Contract Administrator : Miranda Martinez, Paul / 773-553-2280

VENDOR:

- 1) Vendor # 34057
Aero Elevator LLC
653 N. Kingsbury St. #2006
Chicago, IL 60654

Simone Beller
630 888-2079

Ownership: Limited Liability Company;
Simone Beller - 51%, Mark Christensen -
49%

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-PR13) in the amount of \$3,393,520 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 term. 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 three (3) years commencing October 1, 2023 and ending September 30, 2026.

OPTION PERIODS REMAINING:

There are no option periods remaining.

SCOPE OF SERVICES:

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

DELIVERABLES:

Vendor will be responsible for providing the following:

- *Schedule of regular routine preventative maintenance
- *Dated check charts and log books for each Unit in an elevator maintenance room for 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 and repairs.
- *Replacement parts
- *Notification of Unit shutdowns
- *Executive summary reports for all completed maintenance, testing, and repairs
- *Training for authorized personnel in proper use, operations and periodic maintenance of the Unit.
- *Bound maintenance control program manual for the unit, with operating and maintenance instructions for major and critical components, emergency instruction, and similar information.

OUTCOMES:

Vendor's services will result in the Board's compliance with the Department of Buildings/City of Chicago Municipal Codes for Conveyance Units.

COMPENSATION:

Vendor shall be paid as specified in its agreement:

Estimated annual costs for the three (3) year term are set forth below:

\$1,350,000, FY24

\$1,800,000, FY25

\$1,800,000, FY26

\$450,000, FY27

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 Program for Minority and Women-Owned Business Enterprise Participation in Goods and Services contracts, (M/WBE Program), this contract is in full compliance as the Prime vendor has committed to the participation goals of 37% MBE. The vendor has scheduled the following firm(s):

Total MBE: 37%
REN Contracting, LLC
6006 W 159th St, Unit 1A
Oak Forest, IL 60452
Ownership: Randal Bausley

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund 230 Department of Facilities, Unit 11880

Estimated annual costs for the three (3) year term are set forth below:

\$1,350,000, FY 24

\$1,800,000, FY 25

\$1,800,000, FY 26

\$450,000, FY27

Not to exceed \$5,400,000 for the three (3) 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:



PATRICIA HERNANDEZ
Acting Chief Procurement Officer

Approved:



PEDRO MARTINEZ
Chief Executive Officer

Approved as to Legal Form: 



RUCHI VERMA
General Counsel