

**AUTHORIZE A NEW AGREEMENT WITH VARIOUS VENDORS FOR CUSTODIAL AND PROFESSIONAL SERVICES**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize a new agreement with various vendors to provide custodial and professional services to the Department of Facilities and all Schools, at an estimated annual cost set forth in the Financial Section of this report. Vendors were selected on a competitive basis pursuant to Board Rule 7-3. Written agreements for Vendors' services are currently being negotiated. 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 120 days of the date of this Board Report. Information pertinent to this agreement is stated below.

Specification Number : 22-481

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

**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

**TERM:**

The term of this agreement shall commence on March 1, 2024 and shall end June 30, 2027. This agreement shall have two (2) options to renew for periods of two (2) years each.

**EARLY TERMINATION RIGHT:**

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

**SCOPE OF SERVICES:**

Vendors shall provide private custodians and additional ancillary staff to support the custodial program at Board Facilities. Networks will be assigned by the Department of Facilities.

**DELIVERABLES:**

Vendor is responsible for delivering the following:

- \*Implementation Plan
- \*Vendor Personnel Tracking Reports
- \*Develop training program with CPS and FMO

**OUTCOMES:**

Vendors' services will result in achieving clean and safe working and learning environments.

**REIMBURSABLE EXPENSES:**

Vendor shall be reimbursed for those expenses as set forth in the agreement.

**AUTHORIZATION:**

Authorize the General Counsel to include other relevant terms and conditions in the written agreement, including indemnity provided to the vendor. Authorize the President and Secretary to execute the agreement. Authorize the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this 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 vendors have committed to 40% MBE and 10% WBE with their strategic plan and subcontractor(s). The vendor pool is composed of 7 total vendors with 4 MBE firms. Congruent with the marketplace for this category of services, the MBE and WBE Policy. Said adjustment 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, Unit 11880 - Department of Facilities

- FY24 - \$2,150,000
- FY25 - \$107,000,000
- FY26 - \$110,000,000
- FY27 - \$112,000,000

Not to exceed \$331,150,000 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  
Chief Procurement Officer

Approved:



PEDRO MARTINEZ  
Chief Executive Officer

Approved as to Legal Form: 



RUCHI VERMA  
General Counsel

1)

Vendor # 45511

APACHE SERVICE AND SUPPLY CO.  
329 W 18th St.  
Chicago, IL 60616

Jorge Pacheco

866 599-5314

Ownership: For-Profit-Corporation: Jorge Pacheco 100%

2)

Vendor # 95633

DIVERSE FACILITY SOLUTIONS, INC.  
12838 S CICERO AVE  
ALSIP, IL 60803

Mark S. Wright

773 582-1022

Ownership: For-Profit-Corporation: Mark S. Wright 100%

3)

Vendor # 95634

GDI SERVICES, INC.  
4952 W 128TH PLACE  
ALSIP, IL 60803

Joe Koselleck

312 399-8900

Ownership: For-Profit-Corporation: GDI Integrated Facility Services 100%

4)

Vendor # 95640

PERFORMANCE CLEAN, LLC  
700 W VIRGINIA ST SUITE 306  
MILWAUKEE, IL 53204

Gregory Heath

708 612-7198

Ownership: Limited Liability Company: Gregory Heath 51%, Kimberly Heath 49%

5)

Vendor # 32581

R.J.B. PROPERTIES, INC.  
3357 S JUSTINE STREET  
CHICAGO, IL 60608

Angela M. Shumpert

312 898-2596

Ownership: For-Profit-Corporation: Allied Universal Services 49%, 51% Blackstone GST Exempt Trust

6)

Vendor # 22166

TOTAL FACILITY MAINTENANCE, INC  
615 WHEAT LANE STE C  
WOOD DALE, IL 60191

Kenneth Daniels

630 766-8635

Ownership: For-Profit-Corporation: Jimmy L. Daniels 100%

7)

Vendor # 35567

UNITED MAINTENANCE COMPANY, INC.  
1550 S. INDIANA AVENUE  
CHICAGO, IL 60605

Vicky Rosen-Sanetra

312 922-8558

Ownership: For-Profit-Corporation: NFM and J  
93.347%, UNITED SERVICE COMPANIES  
HOLDING LLC. 6.653%