

**AUTHORIZE THE SECOND RENEWAL AGREEMENT WITH JOHNSON CONTROLS FIRE PROTECTION LP FOR FIRE SUPPRESSION SYSTEM MAINTENANCE AND REPAIR SERVICES**

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

Authorize the second renewal agreement with Johnson Controls Fire Protection LP to provide Fire Suppression 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. A written document exercising this option is currently being negotiated. No payment shall be made to Johnson Controls Fire Protection LP 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 : 21-350016

Contract Administrator : Miranda Martinez, Paul / 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-PR20) in the amount of \$2,076,554 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-PR7) in the amount of \$1,000,000 is for a term commencing October 1, 2023 and ending September 30, 2024. 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, 2024 and ending September 30, 2025.

**OPTION PERIODS REMAINING:**

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

\*Bound Maintenance Control Program manual for the System, with operating and maintenance instructions for major critical components, emergency instructions, and similar information.

**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 Program for Minority and Women-Owned Business Enterprise Participation in Goods and Services contracts, (M/WBE Program), the goals for this contract are 30% MBE and 7% WBE. This contract is in partial compliance and the Office of Business Diversity has granted a partial waiver. The vendor has scheduled the following firm(s):

Total MBE: 37%

RAM Fire Protection, Inc.  
731 Annoreno Dr  
Addison, IL 60101  
Ownership: Raj Mahal

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund 230, Department of Facilities, Unit 11880

FY25 - \$750,000

FY26 - \$250,000

Not to exceed \$1,000,000 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:



PEDRO MARTINEZ  
Chief Executive Officer

Approved as to Legal Form: 



RUCHI VERMA  
General Counsel