



# Board of Education

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

## Board Report

24-1212-PR3

Agenda Date: 12/12/2024

### AMEND BOARD REPORT 24-0321-PR4

### **AUTHORIZE THE SECOND (FINAL) RENEWAL AGREEMENT WITH BUREAU VERITAS TECHNICAL ASSESSMENTS LLC FOR BIENNIAL FACILITY ASSESSMENTS SERVICES**

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

Authorize the second (final) renewal agreement with Bureau Veritas Technical Assessments LLC to provide biennial facility assessment services to every facility in the Board's portfolio 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 Vendor 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.

This December 2024 amendment is necessary to increase the Board Authority from \$4,000,000 to \$7,000,000 and to extend the term by ten (10) additional months. The increase in the Board Authority and extension of term is needed because the end of the vendor's services must coincide with the end of the scheduled biennial assessment. The increase in term and Board Authority will allow vendor to finalize the biennial assessment prior to the start of the next contract for the next biennial assessment. A written amendment to the agreement is required.

Contract Administrator: Yi, Ann / 773-553-2280

#### **VENDOR:**

- 1) Vendor # 64882  
BUREAU VERITAS TECHNICAL ASSESSMENTS LLC  
10461 MILL RUN CIRCLE STE 1100  
OWINGS MILLS, MD 21117

Matthew Munter

800733-0660

Ownership: EMG Subsidiary Corporation (100%)

#### **USER INFORMATION:**

Project

Manager: 11860 - Facility Operations & Maintenance  
42 West Madison Street  
Chicago, IL 60602

Dye, Venguanette

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 19-0424-PR3) in the amount of \$5,000,000 is for a term commencing May 1, 2019 and ending April 30, 2022, with the Board having two (2) options to renew for two (2) year terms. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-3. The first renewal agreement (authorized by Board Report 21-0728-PR11) is for a term commencing May 1, 2022 and ending on April 30, 2024.

**OPTION PERIOD:**

The term of this agreement is being renewed for two (2) years and ten (10) months commencing May 1, 2024 and ending ~~April 30, 2026~~ February 28, 2027.

**OPTION PERIODS REMAINING:**

There are no option periods remaining.

**SCOPE OF SERVICES:**

Vendor will continue to perform a detailed assessment of every facility in the Board's portfolio within a two (2) year period, including special assessments and possibly assessing charter school facilities within the CPS system. Vendor is required to validate data collected from the previous assessment while capturing and assessing any missing, new, or remodeled portions of the following elements: exterior, mechanical, electrical, plumbing, fire protection, interior, site, facility performance standards, accessibility, ventilation and building square footage.

**DELIVERABLES:**

Vendor will continue to deliver a detailed assessment of every Board facility within a two-year period. This represents a minimum of approximately five hundred twenty-three (523) separate assessments that will need to be performed within that period. Vendor will develop a Quality Assurance and Control (QA/QC) process to ensure the accuracy of all data submitted to the Board.

**OUTCOMES:**

Vendor's services will continue to result in a thorough biennial facility assessment of every facility in the Board's portfolio. The assessments will allow the Board to meet the state legislation requirement that every Board-owned facility is assessed every two (2) years. The results of these assessments will inform and prioritize the annual capital improvement budgets for the District.

**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 has committed to the aspirational goals of 30% MBE and 7% WBE with their strategic plan and subcontractor(s).

Total MBE: 30%

McKissack & McKissack Midwest, Inc.  
205 N. Michigan Ave. #1930  
Chicago, IL 60601  
Ownership: Deryl McKissack

Avid Consulting, Inc.  
3411 Lake St.  
Evanston, IL 60203  
Ownership: Vidyadhar Mohnalkar

Total WBE: 7%

Johnson Lasky Kindelin Architects, Inc.  
230 W. Huron, Suite 510  
Chicago, IL 60654  
Ownership: Marguerite Kindelin

HUS Architecture, Inc.  
3636 S. Iron St.  
Chicago, IL 60609  
Ownership: Chyanne Husar

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund: Various Capital Funds  
Unit: 12150, Capital Planning and Construction

FY24 - \$333,333  
FY25 - \$2,000,000  
FY26 - ~~\$1,666,667~~ \$2,666,667  
FY27 - \$2,000,000

Not to Exceed ~~\$4,000,000~~ \$7,000,000 for the two (2) year ten (10) month term.  
Future year funding is contingent upon budget appropriation and approval.

**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