

**RATIFY EXERCISING THE SECOND OPTION TO EXTEND THE AGREEMENTS  
WITH VARIOUS VENDORS FOR APPRAISAL SERVICES**

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

Ratify exercising the second option to extend the agreements with the vendors identified below to provide appraisal services to the Law Department and the Department of Operations at a cost for the option period not to exceed \$100,000 in the aggregate. A written extension agreement for each vendor's services is currently being negotiated. No payment shall be made to any vendor during the option period prior to the execution of such vendor's written extension agreement. The authority granted herein shall automatically rescind as to each vendor in the event a written extension agreement is not executed by such vendor within 90 days of the date of this Board Report. Information pertinent to this option is stated below.

**VENDORS:**

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| <p>1. <b>Applied Real Estate Analysis, Inc.</b><br/>53 W. Jackson Blvd., Ste. 860<br/>Chicago, IL 60604<br/>Contact: Andy Prodanovic<br/>Tel No. (312) 461-9332</p>   | <p>2. <b>Appraisal Research Counselors, Ltd</b><br/>400 E. Randolph, Ste. 715<br/>Chicago, IL 60601-7388<br/>Contact: Eugene W. Stunard<br/>Tel No. (312) 565-0977</p>   |
| <p>3. <b>D.L. DuBois &amp; Associates, Ltd.</b><br/>8431 South 84<sup>th</sup> Avenue<br/>Hickory Hills, IL 60457<br/>Contact: David Dubois<br/>Tel No. (708) 598-5700</p>  | <p>4. <b>Gibbons &amp; Gibbons, Ltd.</b><br/>401 S. LaSalle St, Ste. 604<br/>Chicago, IL 60605<br/>Contact: James A. Gibbons<br/>Tel No. ((312) 322-0099</p>             |
| <p>5. <b>Realty Consultants, USA, Inc.</b><br/><b>d/b/a Integra Resources Chicago</b><br/>180 N. Stetson Place, Ste. 840<br/>Chicago, IL 60601<br/>Contact: Patricia Beaver-McGarr<br/>Tel No. (312) 346-3200</p> | <p>6. <b>S.J. Kerwin &amp; Associates, Inc.</b><br/>400 N. Wells St., Rm. 408<br/>Chicago, IL 60610<br/>Contact: Sylvester J. Kerwin, Jr.<br/>Tel No. (312) 236-4464</p> |
| <p>7. <b>Linberger &amp; Company LLC</b><br/>401 N. Michigan Ave., Ste. 3310<br/>Chicago, IL 60611<br/>Contact: Mary M. Linberger<br/>Tel No. (312) 828-9276</p>  | <p>8. <b>Lorenz &amp; Associates, Ltd.</b><br/>5901 N. Cicero Ave., Ste. 601<br/>Chicago, IL 60647<br/>Contact: Francis S. Lorenz, Jr.<br/>Tel No. (312) 545-7950</p>    |
| <p>9. <b>William A. McCann &amp; Assoc, Inc.</b><br/>414 N. Orleans St., Ste, 601<br/>Chicago, IL 60610<br/>Contact: William J. McCann<br/>Tel No. (312) 644-0621</p>   | <p>10. <b>Terrence O'Brien &amp; Company</b><br/>111 W. Washington St., Ste. 1301<br/>Chicago, IL 60602<br/>Contact: Terrence O'Brien<br/>Tel No. (708) 729-1310</p>     |
| <p>11. <b>Pollach Appraisal Group, Inc.</b><br/>1755 S. Naperville Rd., Ste. 204<br/>Wheaton, IL 60187<br/>Contact: Ken Pollach<br/>Tel No. (630) 682-4650</p>  | <p>12. <b>Real Estate Analysis Corporation</b><br/>180 N. LaSalle, Rm. 1718<br/>Chicago, IL 60601<br/>Contact: Michael J. Kelly<br/>Tel No. (312) 346-1020</p>           |

13. **Real Property Appraisals, Ltd.**  
 225 E. 79<sup>th</sup> St.  
 Chicago IL 60619  
 Contact: William D. Price, Jr.  
 Tel No. (312) 723-1366

14. **Urban Real Estate Research, Inc.**  
 18 E. Huron, 2<sup>nd</sup> Floor  
 Chicago, IL 60611  
 Contact: Arthur J. Murphy  
 Tel No. (312) 943-9700

15. **Zimmerman Real Estate Group, Ltd.**  
 111 W. Washington St., Ste. 902  
 Chicago, IL 60602  
 Contact: Susan Z. Ulman  
 Tel No. (773) 238-7500

**USERS:** Law Department – 7<sup>th</sup> Floor  
 125 South Clark Street  
 Chicago, Illinois 60603  
 Attn: Lori Woodman  
 (773) 553-1700

Department of Operations – 16<sup>th</sup> Floor  
 125 South Clark Street  
 Chicago, Illinois 60603  
 Attn: Urie Clark  
 (773) 553-2900

**ORIGINAL AGREEMENT:** The original agreements (authorized by Board Report 01-0328-PR7), are for a term commencing April 1, 2001 and ending March 28, 2002, with the Board having two options to renew for periods of one year each. The agreements were extended (authorized by Board Report 02-0327-PR04) for a term commencing April 1, 2002 and ending March 31, 2003. These vendors were original approved by the City of Chicago as qualified real estate appraisers pursuant to a competitive bid solicitation advertised by the City, and these vendors charge the Board the same rates they charge the City.

**OPTION PERIOD:** The term of each agreement is being extended for one year commencing April 1, 2003 and ending March 31, 2004.

**OPTION PERIODS REMAINING:** There are no options remaining.

**SCOPE OF SERVICES:** Each vendor shall continue to provide real estate appraisal services for property which may be acquired, sold or leased by the Board. Each vendor will be requested by either the General Counsel or the Chief Operating Officer to provide such appraisal services on an as-needed basis.

**DELIVERABLES:** For each appraisal, vendor shall provide either a written or verbal real estate valuation or appraisal report.

**OUTCOMES:** The services rendered by these vendors shall result in the Board receiving accurate and quality appraisals.

**COMPENSATION:** Vendors shall be paid as follows: The hourly rates stated in each vendor's agreement; not to exceed, in the aggregate, the sum of 100,000.

**REIMBURSABLE EXPENSES:** None.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written agreements. Authorize the President and Secretary to execute the agreements. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate these agreements.

**AFFIRMATIVE ACTION:** Pursuant to section 6.2 of the Revised Remedial Plan for Minority and Women Business Enterprise Contract Participation (M/WBE Plan), the Per Contract and Category Goals method for M/WBE participation will be utilized. Aggregated compliance of the vendors in the pool will be reported on a monthly basis. The M/WBE participation goals for this project include: 35% total MBE, 22% total African American, 10% total Hispanic, 2% total Asian and 5% total WBE.

**LSC REVIEW:** Local School Council approval is not applicable to this report.

**FINANCIAL:** Charge to Department of Operations: \$100,000 Fiscal Year: FY03-04  
Budget Classification: 0944-454-000-9316-5410  
Source of Funds: Capital Funds

**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.

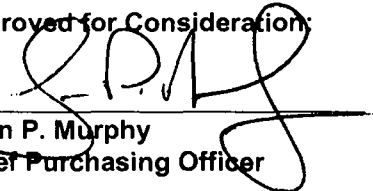
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board’s Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

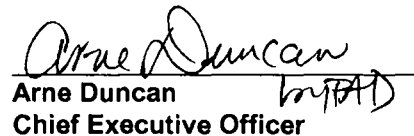
Ethics – The Board’s Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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:**

  
Sean P. Murphy  
Chief Purchasing Officer

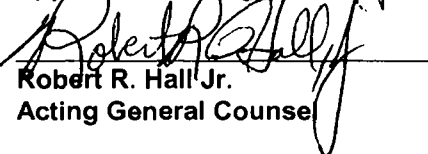
**Approved:**

  
Arne Duncan  
Chief Executive Officer

**Within Appropriation:**

  
Peggy A. Davis  
Chief Fiscal Officer

**Approved as to legal form:**

  
Robert R. Hall Jr.  
Acting General Counsel