

January 25, 2017

**AUTHORIZE A NEW AGREEMENT WITH VARIOUS VENDORS FOR INTEGRATED FACILITY  
MANAGEMENT SERVICES**

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

Authorize new agreements with various vendors to provide integrated facility management services to the Department of Facilities at an estimated annual cost set forth in the Compensation Section of this report. Vendors were selected on a competitive basis pursuant to Board Rule 7-2. Written agreements for Vendors' services are currently being negotiated. No services shall be provided by and no payment shall be made to any Vendor prior to the execution of their written agreement. The authority granted herein shall automatically rescind as to each Vendor in the event their written agreement is not executed within 120 days of the date of this Board Report. Information pertinent to these agreements is stated below.

Specification Number : 16-350030

Contract Administrator : Hernandez, Miss Patricia / 773-553-2280

**VENDOR:**

- 1) Vendor # 99426  
SODEXOMAGIC, LLC  
9801 WASHINGTON BLVD.  
GAITHERSBURG, MD 20878  
John Klopstein  
301 987-4270  
Ownership: Magic Food Provision Llc - 51%  
And Sodexo Operations Llc - 49%
  
- 2) Vendor # 30689  
ARAMARK MANAGEMENT SERVICES  
LIMITED PARTNERSHIP D/B/A ARMARK  
EDUCATION K-12  
1101 MARKET STREET  
PHILADELPHIA, PA 19107  
Thomas Bourke  
773 534-3270  
Ownership: Aramark Services Inc. - 99%

**USER INFORMATION :**

Contact: 11860 - Facility Operations & Maintenance  
42 West Madison Street  
Chicago, IL 60602  
Williams, Mr. Christopher B  
773-553-2960

**TERM:**

The term of each agreement shall commence on July 1, 2017 and shall end on June 30, 2020. The agreements shall have two (2) options to renew for periods of one (1) year each.

**EARLY TERMINATION RIGHT:**

The Board shall have the right to terminate each agreement with 180 days written notice.

**SCOPE OF SERVICES:**

Vendors will perform full Integrated Facilities Management across all schools. Vendors will manage and provide custodial services, engineering services, various trades, landscaping, snow removal and pest control for the schools awarded. Vendors will provide a consolidated data solution and a call center for their awarded schools. The consolidated data solution will manage other facilities management services providers across the entire district to ensure consistent delivery of service and establish a single point of contact for Principals. Vendors will be responsible for regularly assessing the conditions of the buildings, equipment, and systems; developing and implementing building operations, preventive maintenance, and establishing capital plan recommendations necessary to maintain, preserve, and keep the premises in good condition. As part of these responsibilities the Vendors will:

- 1) Invest in system upgrades and repairs which will improve and ensure the efficient performance of building automation systems and reduce overall energy spend with targeted upgrades;
- 2) Provide professional development for all CPS Board engineering employees to enhance their skills and improve productivity.
- 3) Ensure the quality of work performed and reduce the costs within the operational areas.

**DELIVERABLES:**

Full Integrated Facility Management for awarded schools, including custodial services, engineering services, various trades, landscaping, snow removal and pest control. Vendors will provide a call center to respond to and resolve school facility related issues. Buildings will be cleaned to an APPA 2 standard. Best in class technology, equipment and training shall be provided to staff. A comprehensive asset management system shall be provided to manage and track data.

**LEASE OF SPACE:** The Board authorizes the lease of space in CPS facilities to the Vendors and delegates authority to the Chief Administrative Officer and General Counsel to negotiate the terms and conditions of any such leases.

**OUTCOMES:**

Vendors will provide the skills and experience needed to manage every aspect of facility management to a group of schools awarded using cutting-edge building monitoring technology which will help drive CPS in making data driven decisions, such as repair vs. replacement of assets.

The benefits and outcomes to CPS are: 1) Cost Efficiency - By managing services under one umbrella, costs will be managed more effectively. 2) Consistency - Establishing one standard level of service for all schools will result in consistent service across the District. 3) Improved Productivity - The ability to share resources and management will create enhanced levels of productivity. 4) Professional Development - Vendors' employees will receive comprehensive training and development on an ongoing basis to enhance their skills and the services they provide to the schools. 5) Communication - Vendors will coordinate many different service providers, the communication process will be simplified and more sophisticated communication tools will be created. 6) Turnkey/Convenience - Principals, Staff, and CPS Leadership will quickly connect with the right person and resolve problems with a "turnkey" solution. 7) Responsiveness - Principals and their teams will have a high level of confidence that their FM Partner will respond quickly and efficiently. 8) Accountability - One FM Partner **will manage** all processes and will be responsible for the program results for awarded schools. 9) Program Quality - The end result will be enhanced program quality that provides a safer, attractive more comfortable learning environment for all students.

**COMPENSATION:**

Vendors shall be paid as specified in their respective agreement. Estimated annual aggregate costs for all vendors, inclusive of any reimbursable expenses, for the three (3) year term are set forth below:

\$108,000,000 FY18  
\$162,000,000 FY19  
\$157,000,000 FY20

**REIMBURSABLE EXPENSES:**

As specified in the agreement, if applicable.

**AUTHORIZATION:**

Authorize the General Counsel to include other relevant terms and conditions, including any indemnities to be provided to Vendors, in the written agreements. Authorize the President and Secretary to execute the agreements. Authorize Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this agreement.

**AFFIRMATIVE ACTION:**

Pursuant to the Remedial Programs for Minority and Women Owned Business Enterprise (M/WBE) Participation in Goods and Services and Construction Contracts, the overall District goals for this award are 40% MBE and 10% WBE. The selected vendors have scheduled various diverse sub-consultants in various industries.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund 230, Department of Facilities, Unit 11880

\$108,000,000 FY18  
\$162,000,000 FY19  
\$157,000,000 FY20

Not to exceed \$427,000,000 for the three 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:




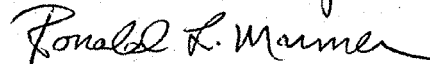
LESLIE NORGRN  
Chief Procurement Officer

Approved:



FORREST CLAYPOOL  
Chief Executive Officer

Approved as to Legal Form: 



RONALD L. MARMER  
General Counsel