

**AUTHORIZE THE FIRST AND SECOND RENEWAL MASTER AGREEMENTS WITH VARIOUS  
VENDORS FOR ROOFING CONSULTING SERVICES**

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

Authorize the first and second renewal master agreements with various vendors to provide roofing consulting services to the Department of Capital Planning and Construction at an estimated annual aggregate cost set forth in the Compensation Section of this report. Written agreements exercising these options are currently being negotiated. No payment shall be made to any 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.

Specification Number : 16-350048

Contract Administrator : Schieve, Mr. Michael E / 773-553-2280

**USER INFORMATION :**

Project 11860 - Facility Operations & Maintenance  
Manager: 42 West Madison Street  
Chicago, IL 60602  
Dye, Ms. Venguanette  
773-553-2960

**ORIGINAL AGREEMENT:**

The original Agreement (authorized by Board Report 17-0222-PR3) in the amount of \$3,000,000 for a term commencing May 1, 2017 and ending April 30, 2020, with the Board having two (2) options to renew for one (1) year term each. The original agreement was awarded on a competitive basis pursuant to former Board Rule 7-2.

**OPTION PERIOD:**

The term of this agreement is being renewed for two (2) years commencing May 1, 2020 and ending April 30, 2022.

**OPTION PERIODS REMAINING:**

There are no option periods remaining.

**SCOPE OF SERVICES:**

Vendors will continue to provide roof design support, field observation during construction, and roof evaluations. They will also continue to provide peer review support, reviewing construction documentation provided by the architect of record (AOR) at various completion milestones.

**DELIVERABLES:**

The vendors will continue to provide support to the design/construction management team by providing full time field observation during all construction activities pertaining to demolition, modifications and installation of roofing components.

**OUTCOMES:**

Evaluations will assist the construction management team in understanding the condition of any existing roof assembly, and aid in determining the extent of the repair or replacement work required to ensure the roof continues to perform as a durable, watertight assembly.

**COMPENSATION:**

Vendors shall be paid as stated in their master services agreement by project.

Estimated annual amounts for the sum of payment to all pre-qualified vendors for the two (2) year renewal pre-qualification term are set forth below:

FY20 \$166,666  
FY21 \$1,000,000  
FY22 \$833,334

The costs associated herewith shall be reported to the Board on a quarterly basis pursuant to former Board Rule 7-10.

**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 Chief Operating Officer or its designee 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 Participation in Goods and Service contracts (M/WBE Program), this contract is waived of the M/WBE Participation goals of 30% MBE and 7% WBE, due to limited market availability in this industry.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund: Various Capital Funds  
Unit 11860 - Department of Facilities  
Unit 12150 - Department of Capital Planning and Construction

FY20 - \$166,666  
FY21 - \$1,000,000  
FY22 - \$833,334

Not to exceed \$2,000,000 in the aggregate for the two (2) 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:




JONATHAN MAPLES  
Chief Procurement Officer

Approved:



JANICE K. JACKSON  
Chief Executive Officer

Approved as to Legal Form: 



JOSEPH T. MORIARTY  
General Counsel

1)

Vendor # 99873  
BUILDING TECHNOLOGY ASSOCIATES, INC  
21850 GREENFIELD  
OAK PARK, MI 48237  
Jonathan Schreiber  
248 967-4600

Ownership: Peter Schreiber - 50% and  
Jonathan Schreiber - 50%

2)

Vendor # 30220  
ILLINOIS ROOF CONSULTING ASSOCIATES,  
INC.  
4302 CRYSTAL LAKE ROAD  
MCHENRY, IL 60050  
James Gruebnaue  
815 385-6560

Ownership: Thomas Gruebnaue - 99% and  
Cynthia Gruebnaue - 1%

3)

Vendor # 94640  
INTERSTATE ROOF SYSTEMS  
CONSULTANTS, INC.  
16680 W. CLEVELAND AVENUE  
NEW BERLIN, WI 53151  
Thomas J. Varga  
262 336-8270

Ownership: David C. Velcheck - 100%

4)

Vendor # 18084  
RRK ASSOCIATES, LTD.  
900 TRI STATE PARKWAY ST 800  
GURNEE, IL 60031  
Guy H Snowden Jr.  
847 856-8420

Ownership: Brian Diener - 33.3%, Kurt  
Lekschas - 33.3% and Guy H Snowden Jr -  
33.3%