

September 28, 2022

**AUTHORIZE A NEW AGREEMENT WITH WAREHOUSE DIRECT, INC. D/B/A LOWERY MCDONNELL COMPANY D/B/A MIDWEST OFFICE INTERIORS TO PROVIDE VARIOUS FURNITURE, ACCESSORIES AND RELATED FURNITURE RECONFIGURATION, REPAIR AND STORAGE SERVICES**

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

Authorize a new agreement with Warehouse Direct, Inc. d/b/a Lowery McDonnell Company d/b/a Midwest Office Interiors ("Vendor") to provide various furniture, accessories and related furniture reconfiguration, repair and storage services to the Department of Capital Planning and Construction and the Department of Facilities at an estimated annual cost set forth in the Compensation Section of this report. Vendor was selected on a competitive basis pursuant to an invitation for bid issued by the City of Chicago as Specification Number 134471. Subsequently, the City of Chicago entered into Contract (PO) Number 46810 with Vendor. The Board desires to purchase these various furniture, accessories and related furniture reconfiguration, repair and storage services based upon that Specification and Contract pursuant to Board Rule 7-4(b), which authorizes the Board to purchase non-biddable and biddable items based on contracts between another governmental entity and its respective vendors. A written agreement for Vendor's services is currently being negotiated. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of their written agreement. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

Contract Administrator : Spear, Thomas M. / 773-553-2280

**VENDOR:**

- 1) Vendor # 30211  
WAREHOUSE DIRECT, INC. DBA LOWERY  
MCDONNELL COMPANY DBA MIDWEST  
OFFICE INTERIORS  
10330 ARGONNE WOODS DRIVE SUITE 600  
WOODRIDGE, IL 60517

Gene Walowski  
630 633-2754

Ownership: For Profit Corporation; Ken  
Johnson - 51%, Stephanie Bishop - 25%, and  
Trust - 24%

**USER INFORMATION :**

Project  
Manager: 12150 - Capital/Operations - City Wide  
  
42 West Madison Street  
  
Chicago, IL 60602  
  
Lamar, Carol  
  
773-553-1220

PM Contact:

11860 - Facility Operations & Maintenance

42 West Madison Street

Chicago, IL 60602

Dye, Venguanette

773-553-2960

**TERM:**

The term of this agreement shall commence on October 1, 2022 and shall end October 31, 2023. This agreement shall have no options to renew.

**EARLY TERMINATION RIGHT:**

The Board shall have the right to terminate this agreement with 30 days written notice.

**SCOPE OF SERVICES:**

Vendor will supply various furniture, accessories and related furniture reconfiguration, repair and storage services, including white glove delivery/installation and discarding of packaging materials, as set forth in the agreement, for CPS administrative offices and schools.

**DELIVERABLES:**

Vendor will supply various furniture, accessories and related furniture reconfiguration, repair and storage services, including white glove delivery/installation and discarding of packing materials, as set forth in the agreement, for CPS administrative offices and schools.

**OUTCOMES:**

Vendor's services will result in expanding the list of furniture manufacturers available to CPS administrative offices and schools.

**COMPENSATION:**

Vendor shall be paid as follows: Estimated annual costs for the thirteen (13)-month term are set forth below:

\$10,000,000, FY23

\$10,000,000, FY24

**REIMBURSABLE EXPENSES:**

None.

**AUTHORIZATION:**

Authorize the General Counsel to include other relevant terms and conditions in the written agreement.

Authorize the President and Secretary to execute the agreement. Authorize the Chief Operating Officer to execute all ancillary documents required to administer or effectuate this agreement.

**AFFIRMATIVE ACTION:**

Pursuant to the Remedial Program for Minority and Women-Owned Business Enterprise Participation in Goods and Services contracts, (M/WBE Program), this contract is in full compliance as the Prime vendor has committed to the participation goals of 30% MBE and 7% WBE. The vendor has scheduled the following firm(s):

**Total MBE: 30%**

Luisa De Roo Interior Architecture Inc.  
11236 Dorham Ln  
Woodstock, IL 60098  
Ownership: Luisa De Roo

**Total WBE: 7%**

Unique Casework Installation, Inc.  
3936 West 16th St  
Chicago, IL 60623  
Ownership: Patricia Davis

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Various Funds, Department of Capital Planning and Construction, Unit 11860

\$10,000,000, FY23

\$10,000,000, FY24

Not to exceed \$20,000,000 for the thirteen (13)-month 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:



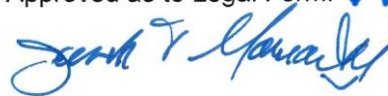
PATRICIA HERNANDEZ  
Acting Chief Procurement Officer

Approved:



PEDRO MARTINEZ  
Chief Executive Officer

Approved as to Legal Form: **VM**



JOSEPH T. MORIARTY  
General Counsel