

**AUTHORIZE THE FIRST RENEWAL AGREEMENT WITH CHICAGO FIRE PROTECTION LLC FOR
FIRE ALARM SYSTEM MAINTENANCE AND REPAIR SERVICES**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first renewal agreement with Chicago Fire Protection LLC to provide Fire Alarm System Maintenance and Repair Services to the Department of Facilities and all Schools at an estimated annual cost set forth in the Compensation Section of this report. Vendor was selected on a competitive basis pursuant to Board Rule 7-2. A written agreement is available for signature. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of its 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.

Specification Number : 21-004

Contract Administrator : Zimnie, Stephen A / 773-553-2280

VENDOR:

- 1) Vendor # 33197
CHICAGO FIRE PROTECTION LLC
10355 S. Kedzie Ave
Chicago, IL 60655

John LaGiglia
773 366-3477

Ownership: Limited Liability Company; John
LaGiglia - 51%, Joseph Regan - 49%

USER INFORMATION :

Project
Manager: 11880 - Facility Opers & Maint - City Wide

42 West Madison Street

Chicago, IL 60602

Rehberg, Caleb M

773-553-2960

ORIGINAL AGREEMENT:

The original Agreement (authorized by Board Report 21-0728-PR16) in the amount of \$3,165,938 is for a term commencing October 1, 2021 and ending September 30, 2023, with the Board having three (3) options to renew for one (1) year terms. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-2.

OPTION PERIOD:

The term of this agreement is being renewed for 1 year commencing October 1, 2023 and ending September 30, 2024.

OPTION PERIODS REMAINING:

There are two (2) option periods for one (1) year each remaining.

SCOPE OF SERVICES:

Vendor shall provide maintenance, repair and annual testing of the complete fire alarm systems including, but not limited to, fire alarm annunciator panels, smoke sensors, heat sensors, flow switches, tamper switches, duct sensors, emergency two-way communication, emergency one-way communication, visual/audible fire system devices, pull stations, emergency lighting, fire alarm panels, fire doors, including roll down and sliding type, and related accessories at all Board facilities.

DELIVERABLES:

Vendor will be responsible for providing the following:

- Schedule of regular Routine Maintenance and testing
- Dated check chart(s) and log book(s) for each System in the generator compartment of each assigned Site showing all maintenance tasks and repairs performed, identified problems and actions taken, including dates, the nature of work, parts and components utilized to perform such maintenance or repairs.
- Notification of Systems being taken out of service for maintenance or testing, and when the System is being put back in service.
- Executive Summary Report of all completed maintenance and testing
- Invoices
- Instruct authorized personnel in proper use, operations and periodic maintenance of the System. Vendor shall train the Board personnel in normal procedures to be followed in checking for sources of operational failures or malfunctions.
- Bound Maintenance Control Program manual for the System, with operating and maintenance instructions for major critical components, emergency instructions, and similar information.

OUTCOMES:

Vendor's services will result in operation of the System per the manufacturer's specifications.

COMPENSATION:

Vendor shall be paid during this option period as follows:

Estimated annual costs for the one (1) year term are set forth below:

\$2,500,000, FY24

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 Facilities 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%
Chicago Fire Detection Systems
11535 W. 183rd Pl Suite 111
Orland Park, IL 60467
Ownership: Rene Garcia

Fairfield Electric, Inc
234 N Fairfield Ave, Suite 100

Chicago II, 60612
Ownership: Manuel Campillo

Rocha Electric Company
10336 S Western Ave, Suite 9
Chicago, IL 60803
Ownership: Alberto Rocha

Total WBE: 7%
Eco Lighting Services and Technology LLC
4161 West 166th Street, Suite A
Oak Forest, IL 60452
Ownership: Mindy Nowakowski

Adelante Construction Group
9901 S Torrence Ave
Chicago II, 60617
Ownership: Jessica Wolak

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund 230, Department of Facilities, Unit 11880.
\$2,500,000, FY24
Not to exceed \$2,500,000 for the one (1) year term.

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: 



RUCHI VERMA
General Counsel