



Board of Education

Office of the Board
1 North Dearborn Street
Suite 950
Chicago, IL 60602

Board Report

25-0320-PR4 **FINAL**

Agenda Date: 3/20/2025

AUTHORIZE A NEW AGREEMENT WITH WAREHOUSE DIRECT, INC. DBA MIDWEST OFFICE INTERIORS TO PROVIDE SYSTEMS FURNITURE, ACCESSORIES AND RELATED SERVICES

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize a new agreement with Warehouse Direct, Inc. DBA Midwest Office Interiors to provide furniture, accessories, and related services to the Department of Capital Planning and Construction at an estimated annual cost set forth in the Financial Section of this report. Vendor was selected on a non-competitive basis pursuant to Board Rule 7-6. This item was presented to the Single/Sole Source Committee on November 06, 2024, and approved by the Chief Procurement Officer. Prior to approval as a Single Source, the item was published on the Procurement website on November 6, 2024, found here: cps.edu/procurement. The item will remain on the Procurement website until the March 20, 2025 Board Meeting. This process complies with the independent consultant's recommendations for single source procurements and the Board's "Single/Sole Source Committee Charter." 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.

Specification Number: Sss-47

Contract Administrator: Yi, Ann / 773-553-2280

VENDOR:

1) Vendor # 30211

WAREHOUSE DIRECT, INC.
2001 S Mount Prospect Road
Des Plaines, IL 60018

George Stravropoulos
847 9521925

Ownership: For Profit Corporation; Ken
Johnson 51%, Stephanie Bishop 25%,
various trusts 24%

USER INFORMATION:

Project

Manager: 11860 - Facility Operations & Maintenance
42 West Madison Street
Chicago, IL 60602

Dye, Venguanette

773-553-2960

PM Contact: 11880 - Facility Opers & Maint - City Wide
42 West Madison Street
Chicago, IL 60602

Hansen, Ivan
773-553-2960

TERM:

The term of this agreement shall commence on April 1, 2025 and shall end on February 29, 2028. This agreement shall have two (2) options to renew for periods of two (2) years each.

EARLY TERMINATION RIGHT:

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

SCOPE OF SERVICES:

Vendor will provide office systems furniture, furniture, and accessories manufactured by Allsteel and Allsteel's HNI Brands, which include Allsteel, Gunlocke, and HBF products. Vendor will also provide associated design, reconfiguration, warranty, warranty services, repair services, white glove delivery/installation, clean-up, and discarding of packaging materials for district administrative offices and schools.

DELIVERABLES:

Vendor will provide various services, including but not limited to: design layout options and space plan studies; furniture inventory and proposed reuse configurations; assistance in material selection and substitutions to align with CPS standards; and provide and install open office systems furniture, private office furniture, conference and huddle room furniture, break rooms and other specialty area furniture and accessories. All installations to be provided via white glove delivery including cleanup and removal of all packing materials. Vendor will also provide furniture repair and warranty services for all Allsteel and Allsteel HNI Brands furniture at the district administrative offices and schools.

OUTCOMES:

Vendor's services will result in the Board reconfiguring and utilizing existing office systems configurations to maximize cost savings, continue ongoing space expansion, and provide ongoing warranty services for the district.

REIMBURSABLE EXPENSES:

Vendors shall be reimbursed for expenses as described in their contract.

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 Policy for Minority-Owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) policy participation in Goods and Services contracts, with aspirational goals of 30% MBE and 7% WBE. The vendor provides services that are niche and the industry has limited market share to participate in the aspirational goals, congruent with the marketplace for this category of products, services, the MBE and WBE aspirational goals reflect 10% of the addressable spend, reflecting 0% MBE and 37% WBE. Said adjustment to the global spend for the aspirational goals are warranted and merited by the Office of Business Diversity.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Various Funds, Unit 12150 - Capital/Operations - City Wide

FY 25 - \$1,250,000

FY 26 - \$5,000,000

FY 27 - \$5,000,000

FY 28 - \$3,750,000

Not to exceed \$15,000,000 for the two (2) year eleven (11) month term. Future year funding is contingent upon budget appropriation and approval.

GENERAL CONDITIONS:

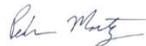
The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended; and, Contingent Liability provision.

Approved for Consideration:



PATRICIA HERNANDEZ
Chief Procurement Officer

Approved:



PEDRO MARTINEZ
Chief Executive Officer

Approved as to Legal Form: 



RUCHI VERMA
General Counsel