

AUTHORIZE THE SECOND (FINAL) RENEWAL AGREEMENT WITH JONES LANG LASALLE AMERICAS, INC. FOR FACILITY MANAGEMENT AND BUILDING ENGINEERING SERVICES

THE INTERIM SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the second (final) renewal agreement with Jones Lang LaSalle Americas, Inc. to provide Facilities Management and Building Engineering (FMBE) services to the Department of Facilities, and all schools at an estimated annual cost set forth in the Financial Section of this report. Vendor was selected on a competitive basis pursuant to Board Rule 7-3. 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 : 20-350039

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

VENDOR:

- 1) Vendor # 24961
JONES LANG LASALLE AMERICAS, INC.
200 E. RANDOLPH ST.
CHICAGO, IL 60601
Christopher Roth
312 782-5800

Ownership: Jones Lang LaSalle
Incorporated - 100%

USER INFORMATION :

Project 11880 - Facility Opers & Maint - City Wide
Manager: 42 West Madison Street
Chicago, IL 60602
Rehberg, Caleb M
773-553-2960

PM Contact: 11880 - Facility Opers & Maint - City Wide
42 West Madison Street
Chicago, IL 60602
Hansen, Ivan
773-553-2960

ORIGINAL AGREEMENT:

The original Agreement (authorized by Board Report 21-0623-PR18) in the amount of \$376,500,000 is for a term commencing July 1, 2021 and ending June 30, 2024, with the Board having two (2) options to renew for two (2) year terms. The agreement was amended (authorized by Board Report 23-0628-PR4) to increase the not to exceed amount from \$376,500,000 to \$380,000,000. The first renewal agreement

(authorized by Board Report 24-0222-PR6) in the amount of \$250,000,000 is for a term commencing July 1, 2024 and ending June 30, 2026. The agreement was amended (authorized by Board Report 24-0926-PR2) to increase the not to exceed amount from \$250,000,000 to \$250,353,610. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-3.

OPTION PERIOD:

The term of this agreement is being renewed for two (2) years commencing July 1, 2026 and ending June 30, 2028.

OPTION PERIODS REMAINING:

There are no option periods remaining.

SCOPE OF SERVICES:

The Vendor will provide Facilities Management and Building Engineering Services to the Department of Facilities and is responsible and accountable for building and service delivery performance with verifiable and objective evidence. The Vendor will:

- Manage and oversee the services of the Board's third party vendors with respect to facility operation matters.
- Provide contract oversight, management of cost, schedule, quality, safety, administration, and coordination of the Board's third party vendors providing facility operations services; report cost, plan and schedule work, drive quality, safety, administration, and provide performance reporting of the related services to coordinate the successful completion of contract deliverables by Board third party vendors.
- Provide proactive operational & technical solutions to CPS to help achieve building and service performance objectives.
- Possess technical depth of service in their company for reach-back resources for building operations, maintenance, workmanships, asset renewal and reliability.
- Be the owner of the building service delivery, operations and quality of performance metrics process; define, plan, compile, analyze, review, identify issues, recommend opportunities, develop, implement action plans and validate with delivery teams, and report to CPS.
- Recommend and provide technology solutions consulting and identify company resources to find solutions; systematically and efficiently manage workflow and operational/quality performance of Vendor's delivery team to include Vendor's personnel and the Board's facilities management contractors.
- Have constant focus on well-documented, clear, verifiably tracked and industry recognized continuous improvement.
- Document and implement justifiable changes, fix problems and validate solutions for effectiveness.
- Scrutinize and review historical operational source data, reports, trends and tendencies to identify weaknesses in skills and core competencies in maintenance practices and recommend training and system/process optimization.
- Conduct compost program feasibility study and implementation of composting program pursuant to federal grant.

DELIVERABLES:

The Vendor will continue to provide:

- Quality Management System
- Program Governance Structure
- Performance Management and Reporting
- Training System
- Communications
- Service Request Coverage and Response Reporting
- Asset Management Data and Reporting
- Maintenance Management Reporting
- Standard Operating Procedures
- Contractor Performance Management, Monitoring, Escalation and Reporting

OUTCOMES:

Vendor's services will result in a partnership with a local professional facilities management firm that has the capability and technical expertise to service the large and complex CPS facilities portfolio.

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 the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this option agreement.

BUSINESS ENTERPRISE PARTICIPATION:

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 has committed to the aspirational goals of 30% MBE and 7% WBE with their strategic plan and subcontractor(s).

Total MBE: 30%

R.J.B. Properties, Inc.

3357 S. Justine Street

Chicago, IL 60608

Ownership: Ronald Joseph Blackstone

MZI Group, Inc. DBA MZI Building Services, Inc.

1937 W. Fulton Street

Chicago, IL 60612

Ownership: Arthur Miller

Total WBE: 7%

Eco-Alpha

428 J Street, Suite LL-10

Sacramento, CA 95814

Ownership: Melania Okoro

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund 230, Unit 11880 - Department of Facilities

FY27 - \$160,050,000

FY28 - \$168,820,000

Not to exceed \$328,870,000 for the two (2) year term. Future year funding is contingent upon budget appropriation and approval.

Approved Category Code for this Board Report

450.98000: Maintenance, Repair, and Operations (MRO) Equipment and Supplies - Miscellaneous

910.39000: Custodial Management Services

958.05000: Asset Management Services

963.48000: Membership Dues and Subscriptions

Category Codes may be modified by the Chief Procurement Officer as needed to support the Scope of Services

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 Section 404.2; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:



PATRICIA HERNANDEZ
Chief Procurement Officer

Approved:



MACQUILINE KING, Ed.D
Interim Superintendent/Chief Executive Officer

Approved: 



ELIZABETH K. BARTON
Acting General Counsel