

**AUTHORIZE THE FIRST RENEWAL AGREEMENT WITH VARIOUS VENDORS FOR ROOFING
CONSULTING SERVICES**

THE SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first renewal agreement with various vendors to provide roofing consulting services to the Department of Capital Planning and Construction 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 7-3. 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 : 22-374
Contract Administrator : Miranda Martinez, Paul / 773-553-2280

USER INFORMATION :

Project 11860 - Facility Operations & Maintenance
Manager: 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

ORIGINAL AGREEMENT:The original Agreement (authorized by Board Report 23-0628-PR7) in the amount of \$ 3,000,000 is for a term commencing August 1, 2023, and ending July 31, 2026, with the Board having two (2) options to renew for two (2) year terms. 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 August 1, 2026, and ending July 31, 2028.

OPTION PERIODS REMAINING:There is one (1) option period for two (2) years remaining.

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

DELIVERABLES:The vendors will 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:Vendors' services will result in assisting 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.

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 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 Policy is an excluded transaction. Said exclusion to the aspirational goals are warranted and merited by the Office of Business Enterprise Development and Environmental Social Governance.

LSC REVIEW: Local School Council approval is not applicable to this report.

FINANCIAL: Unit 11860 - Department of Facilities
Unit 12150 - Department of Capital Planning and Construction

FY27 - \$917,000
FY28 - \$1,000,000
FY29 - \$83,000

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

Approved Category Code(s) for this Board Report
918.31000: Construction Consulting
918.19000: Buildings, Structures and Components Consulting
918.42000: Engineering Consulting
918.00000: Consulting Services - Other

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
Superintendent/Chief Executive Officer

Approved: 



ELIZABETH K. BARTON
General Counsel

- 1) Vendor # 30220
ILLINOIS ROOF CONSULTING ASSOCIATES,
INC.
4302 CRYSTAL LAKE ROAD
MCHENRY, IL 60050
James C. Gruebnau 815 385-6560
815 385-6560
Ownership: For-Profit Corporation; Thomas J.
Gruebnau 100%; Category: Roof Design
Support, Field Observation During
Construction, Roof Evaluation
- 2) Vendor # 97149
WALKER CONSULTANTS, INC. DBA
WALKER CONSULTANTS
850 W JACKSON SUITE 310
CHICAGO, IL 60607
Sonia Surlej 312 633-4260
312 633-4260
Ownership: For-Profit Corporation; Employee
Owned (none more than 5%) 100%; Category:
Roof Design Support, Field Observation During
Construction, Roof Evaluation
- 3) Vendor # 96275
ROOFING CONSULTANTS, LIMITED
PO BOX 1305
WAUKESHA, WI 53187
Margaret Pinkous 630-413-3750
630 431-3750
Ownership: For-Profit Corporation; Louis
Juhlmann 100%; Category: Roof Design
Support, Roof Evaluation
- 4) Vendor # 94640
INTERSTATE ROOF SYSTEMS
CONSULTANTS, INC.
16680 W. CLEVELAND AVENUE
NEW BERLIN, WI 53151
Thomas J. Varga 262 336-8270
262 336-8270
Ownership: For-Profit Corporation; David C.
Velcheck 100%; Category: Roof Design
Support, Field Observation During
Construction, Roof Evaluation