

AMEND BOARD REPORT 23-0824-PR10
AUTHORIZE THE FIRST, SECOND AND THIRD (FINAL) RENEWAL AGREEMENT WITH AERO
ELEVATOR LLC FOR CONVEYANCE MAINTENANCE AND REPAIR SERVICES

THE SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first, second and third (final) renewal agreement with Aero Elevator LLC to provide Conveyance 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. A written document exercising this option is currently being negotiated. No payment shall be made to Aero Elevator LLC during the option period prior to execution of the written document. The authority granted herein shall automatically rescind in the event a written document is not executed within 90 days of the date of this Board Report. Information pertinent to this option is stated below.

This September 2026 amendment is necessary to extend the agreement for one (1) year and increase the Not-To-Exceed amount by \$1,800,000.

Specification Number : 21-350011
Contract Administrator : Zimnie, Stephen A / 773-553-2280

VENDOR:

- 1) Vendor # 34057
Aero Elevator LLC
653 N. Kingsbury St. #2006
Chicago, IL 60654
Simone Beller
630 888-2079

Ownership: Limited Liability Company;
Simone Beller - 51%, Mark Christensen -
49%

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 21-0728-PR13) in the amount of \$3,393,520 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 term. 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 ~~three (3)~~ four (4) years commencing October 1, 2023 and ending September 30, 20267.

OPTION PERIODS REMAINING:

There are no option periods remaining.

SCOPE OF SERVICES:

Vendor shall furnish all labor, materials, tools, supplies, and supervision to provide a full preventative maintenance program and repairs in accordance with the original Unit manufacturers' recommended procedures and performance criteria.

DELIVERABLES:

- Vendor will be responsible for providing the following:
- Schedule of regular routine preventative maintenance
- Dated check charts and log books for each Unit in an elevator maintenance room for 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 and repairs.
- Replacement parts
- Notification of Unit shutdowns
- Executive summary reports for all completed maintenance, testing, and repairs
- Training for authorized personnel in proper use, operations and periodic maintenance of the Unit.
- Bound maintenance control program manual for the unit, with operating and maintenance instructions for major and critical components, emergency instruction, and similar information.

OUTCOMES:

Vendor's services will result in the Board's compliance with the Department of Buildings/City of Chicago Municipal Codes for Conveyance Units.

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 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 37% MBE. The vendor has scheduled the following firm(s):

Total MBE: 37%
REN Contracting, LLC
6006 W 159th St, Unit 1A
Oak Forest, IL 60452
Ownership: Randal Bausley

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Fund 230 Department of Facilities, Unit 11880
Estimated annual costs for the three (3) year term are set forth below:
\$1,350,000, FY 24
\$1,800,000, FY 25
\$1,800,000, FY 26

~~\$450,000, FY27~~ \$1,800,000, FY27
\$450,000, FY28

Not to exceed ~~\$5,400,000~~ \$7,200,000 for the ~~three (3)~~ four (4) year term. Future year funding is contingent upon budget appropriation and approval.

Category Code for this Board Report:

295.00000 Elevators and Escalators - Maintenance and Service

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:



MACQUELINE KING, Ed.D
Superintendent/Chief Executive Officer

Approved: 



ELIZABETH K. BARTON
General Counsel