

**AUTHORIZE A NEW AGREEMENT WITH E-BUILDER, INC. FOR CONSTRUCTION MANAGEMENT SOFTWARE AND RELATED SERVICES**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize a new agreement with e-Builder, Inc. to provide construction management software and related 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 non-competitive basis pursuant to Board Rule 7-6. This item was presented to the Single/Sole Source Committee on December 6, 2022, and approved by the Chief Procurement Officer. Prior to approval as a Single Source, the item was published on the Procurement website on December 6, 2022, found here: [cps.edu/procurement](http://cps.edu/procurement). The item will remain on the Procurement website until the March 22, 2023 Board Meeting. This process complies with the independent consultant's recommendations for sole 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.

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

**VENDOR:**

- 1) Vendor # 17301  
e-Builder, Inc.  
13450 W. Sunrise, Suite 600  
Sunrise, FL 33323  
David Massengill  
813 230-6007

Ownership: For-Profit Corporation: Trimble, Inc. - 100%

**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

**TERM:**

The term of this agreement shall commence on June 14, 2023 and shall end June 13, 2028. This

agreement shall have one (1) option to renew for a period of two (2) years.

**EARLY TERMINATION RIGHT:**

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

**SCOPE OF SERVICES:**

Vendor will continue to provide their Commercial Off the Shelf (COTS) Capital Construction Management System, e-Builder, for the Capital Construction Improvement Program (CIP). Vendor's software system will provide document management and automated workflow for the Department of Capital Planning and Construction. Configuration, implementation, and migration of web-based program management system will be accessible from the field.

**DELIVERABLES:**

Vendor will continue to provide a complete software application that houses capital planning, cost management and controls, process automation, report and dashboards, scheduling, document management, and bid management in one integrated suite.

**OUTCOMES:**

Vendor's services will continue to enable the Board to be on a standard construction management system allowing better project cost comparison with the Chicago Transit Authority, Chicago Housing Authority, Public Building Commission, and the Chicago Water Reclamation District, enabling the sister agencies to share best practices.

**COMPENSATION:**

Vendor shall be paid as follows:

Estimated annual costs for the five (5) year term are set forth below:

\$782,435 FY24

\$782,435 FY25

\$782,435 FY26

\$821,556.75 FY27

\$862,634.59 FY28

**REIMBURSABLE EXPENSES:**

None

**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 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 exempt as this agreement is for Proprietary Software.

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

\$782,435, FY24

\$782,435, FY25

\$782,435, FY26

\$821,556.75, FY27

\$862,634.59, FY28

Not to exceed \$4,031,496.34 for the five (5) year term. Future year funding is contingent upon budget

appropriation and approval.

**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