

June 28, 2023

AMEND BOARD REPORT 21-0623-PR18
**AUTHORIZE A NEW AGREEMENT WITH JONES LANG LASALLE AMERICAS, INC. FOR FACILITY
MANAGEMENT AND BUILDING ENGINEERING SERVICES**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize a new 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 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.

This June 2023 amendment is necessary to adjust KPIs and SLAs to better reflect the department's priorities, replacing our current computerized maintenance management system and correcting labor multipliers.

Specification Number : 20-350039

Contract Administrator : Miranda Martinez, Paul / 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

TERM:

The term of this agreement shall commence on July 1, 2021 and shall end June 30, 2024. 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, or such other notice period as included in the written agreement by the General Counsel.

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.

DELIVERABLES:

The Vendor will be responsible for delivering:

- *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.

COMPENSATION:

Vendor shall be paid as stipulated in their agreement.

Estimated annual costs for the three (3) year term are set forth below:

\$125,500,000 FY 22

\$125,500,000 FY 23

\$125,500,000 FY 24

REIMBURSABLE EXPENSES:

None.

AUTHORIZATION:

Authorize the General Counsel to include other relevant terms and conditions in the written agreement, including indemnity to be provided to the vendor. 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 in full compliance as the Prime vendor has committed to the participation goals of 30% MBE and 7% WBE. The vendor has scheduled the following firm(s):

Total MBE: 30%

~~RJB Properties~~

R.J.B. Properties, Inc.

3357 S. Justine Street

Chicago, IL 60608

Ownership: Ronald Joseph Blackstone

Joe Blackstone

~~MZI Group~~

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

~~1937 W. Fulton Street Chicago, IL 60612~~

~~Ownership: Arthur Miller~~

~~Millhouse Engineering and Construction~~

~~333 S. Wabash Avenue, Suite 2901,~~

~~Chicago, IL 60604~~

~~Ownership: James Fifer~~

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

Department of Facilities, Unit 11880

\$125,500,000 FY 22

\$125,500,000 FY 23

\$125,500,000 FY 24

Not to exceed \$376,500,000 for the three (3) 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