



# Board of Education

Office of the Board  
1 North Dearborn Street  
Suite 950  
Chicago, IL 60602

## Board Report

25-0626-PR7

**Agenda Date: 6/26/2025**

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### **AUTHORIZE THE THIRD (FINAL) RENEWAL AGREEMENT WITH CHICAGO FIRE PROTECTION LLC FOR FIRE ALARM SYSTEM MAINTENANCE AND REPAIR SERVICES**

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

Authorize the third (final) renewal agreement with Chicago Fire Protection LLC to provide Fire Alarm System Maintenance and Repair 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 7-2. A written agreement is available for signature. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of its 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: 21-004

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

#### **VENDOR:**

- 1) Vendor #33197  
CHICAGO FIRE PROTECTION LLC  
10355 S. KEDZIE AVE  
CHICAGO, IL 60655

John LaGiglia  
773-366-3477

Ownership: Limited Liability Company; John  
LaGiglia - 51%, Joseph Regan - 49%

#### **USER INFORMATION:**

Project  
Manager: 11880 - Facility Opers & Maint - City Wide  
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-PR16) in the amount of \$3,165,938 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 terms. The first renewal agreement (authorized by Board Report 23-0726-PR5) in the amount of \$2,500,000 is for a term commencing October 1, 2023 and ending September 30, 2024. The second renewal agreement (authorized by Board Report 24-0829-PR4) in the amount of \$2,044,878 is for a term commencing October 1, 2025 and ending September 30, 2026. 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 1 year commencing October 1, 2025 and ending September 30, 2026.

**OPTION PERIODS REMAINING:**

There are no renewal option periods remaining.

**SCOPE OF SERVICES:**

Vendor shall provide maintenance, repair and annual testing of the complete fire alarm systems including, but not limited to, fire alarm annunciator panels, smoke sensors, heat sensors, flow switches, tamper switches, duct sensors, emergency two-way communication, emergency one-way communication, visual/audible fire system devices, pull stations, emergency lighting, fire alarm panels, fire doors, including roll down and sliding type, and related accessories at all Board facilities.

**DELIVERABLES:**

Vendor will be responsible for providing the following:

- Schedule of regular Routine Maintenance and testing
- Dated check chart(s) and log book(s) for each System in the generator compartment of 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 or repairs
- Notification of Systems being taken out of service for maintenance or testing, and when the System is being put back in service
- Executive Summary Report of all completed maintenance and testing
- Invoices
- Instruct authorized personnel in proper use, operations and periodic maintenance of the System. Vendor shall train the Board personnel in normal procedures to be followed in checking for sources of operational failures or malfunctions
- Bound Maintenance Control Program manual for the System, with operating and maintenance instructions for major critical components, emergency instructions, and similar information

**OUTCOMES:**

Vendor's services will result in operation of the System per the manufacturer's specifications.

**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.

**AFFIRMATIVE ACTION:**

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%

Chicago Fire Detection Systems  
11535 W. 183rd PI Suite 111  
Orland Park, IL 60467  
Ownership: Rene Garcia

Fairfield Electric, Inc  
34 N Fairfield Ave, Suite 100  
Chicago II, 60612  
Ownership: Manuel Campillo

Rocha Electric Company  
10336 S Western Ave, Suite 9  
Chicago, IL 60803  
Ownership: Alberto Rocha

Total WBE: 7%

Eco Lighting Services and Technology LLC  
4161 West 166th Street, Suite A  
Oak Forest, IL 60452  
Ownership: Mindy Nowakowski

Adelante Construction Group  
9901 S Torrence Ave  
Chicago II, 60617  
Ownership: Jessica Wolak

**LSC REVIEW:**

Local School Council approval is not applicable to this report.

**FINANCIAL:**

Fund 230, Department of Facilities, Unit 11880.

FY26 - \$1,735,000

FY27 - \$433,750

Not to exceed \$2,168,750 for the one (1) year term. Future year funding is contingent upon budget appropriation and approval.

**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 adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended; and, Contingent Liability provision.

Approved for Consideration:



PATRICIA HERNANDEZ  
Chief Procurement Officer

Approved:



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

Approved as to Legal Form: 



RUCHI VERMA  
General Counsel