

AUTHORIZE THE FIRST AND SECOND (FINAL) RENEWAL AGREEMENT WITH VARIOUS VENDORS FOR COST ESTIMATING SERVICES

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

Authorize the first and second (final) renewal agreement with various vendors to provide cost estimating services to the Department of Capital Planning and Construction at an estimated annual cost set forth in the Financial Section of this report. A written document exercising this option is currently being negotiated. No payment shall be made to various vendors 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.

Specification Number : 22-010

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

VENDOR:

- 1) Vendor # 97441
RIDER LEVETT BUCKNALL LTD
141 W. JACKSON BLVD STE 3810
CHICAGO, IL 60604
Clive Bransby
312 819-4250

Ownership: For-Profit Corporation; Ian Parr - 78.27%, Clive Bransby - 11.55%, all other stakeholders hold less than 10%

- 2) Vendor # 46678
THE CONCORD CONSULTING GROUP OF ILLINOIS, INC.
55 EAST MONROE STREET
CHICAGO, IL 60603
Eamon Ryan
312 424-0250

Ownership: For-Profit: Edward Strich - 80%, Eamon Ryan - 10% and John Duggan - 10%

- 3) Vendor # 35831
VISTARA CONSTRUCTION SERVICES,
INC.
728 W. JACKSON BLVD., STE. 526
CHICAGO, IL 60661
Ramesh Nair
312 986-8660
- Ownership: For-Profit Corporation; Ramesh
Nair - 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

ORIGINAL AGREEMENT:

The original Agreement (authorized by Board Report 22-0727-PR12) in the amount of \$9,000,000 is for a term commencing January 1, 2023 and ending December 31, 2025, with the Board having two (2) options to renew for one (1) year term. 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 January 1, 2026 and ending December 31, 2027.

OPTION PERIODS REMAINING:

There are no option periods remaining.

SCOPE OF SERVICES:

Vendor will continue to provide cost estimating services for all work associated with school construction projects, whether by Operations and Maintenance, Capital Planning and Construction, or Public Building Commission including, but not limited to the following:

*Provide on-screen and digitizer take-offs and pricing including escalation rate/factors.

*Derive material quantities and productivity units from Building Information Modeling (BIM) design environment.

*Provide estimates at various milestones of design life cycle, such as transfer estimates, 75% design, 100% design, and out-to-bid ("OTB") estimates.

*Provide assessment and costing tables to supplement the CPS biannual assessment tool to assist with long term capital plans.

*Review Job Order Costing Proposals for accuracy.

*Provide accurate estimates including statistical analysis with respect to construction trends, material

price changes, Leadership in Energy and Environmental Design ("LEED") requirements, environmental, labor disputes, and other influences in the market place.

*Provide Schedule of Values ("SOV") for bid estimates and identify area(s) that may require increased project control efforts to mitigate front-end loading and over expenditures.

*Review all change orders using Oracle Contracts Manager.

DELIVERABLES:

Vendor will continue to provide cost estimating services for demolition, renovation, new construction and utilities for the entirety of the Board's portfolio, as required during various phases of design, and during construction, to review and validate cost implications associated with the base work and change management. The estimates will be organized by the 2020 Construction Standards Institute ("CSI") Master Format. Vendor's services will be delivered in a client focused manner, seamlessly and within a web-based integrated program management environment.

OUTCOMES:

Vendor's services will result in accurate cost data and analysis which will enable the effective and efficient management of the Board's Capital Improvement Program and Operations and Maintenance Program.

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 the Chief Operating Officer to execute all ancillary documents required to administer or effectuate this 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, aspirational goals for this pool are 30% MBE and 7% WBE. This vendor pool is composed of three (3) vendors with one (1) MBE. The User group has committed to achieve the aspirational goals through a strategic plan to utilize certified suppliers and certified subcontractors.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Various Capital Funds

Capital/Operations Unit 12150 and 18800

FY26 - \$1,500,000

FY27 - \$3,000,000

FY28 - \$1,500,000

Not to exceed \$6,000,000 for the two (2) 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:



ELIZABETH K. BARTON
Acting General Counsel