

May 26, 2004

**APPROVE ENTERING INTO AGREEMENTS WITH VARIOUS CONSULTANTS
FOR OWNER'S REPRESENTATIVE SERVICES FOR THE CAPITAL IMPROVEMENT PROGRAM**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into agreements with the consultants identified below to provide owner's representative services to the Capital Improvement Program (CIP) at a contract to exceed \$25,000,000 in the contract's first

2-year period. Consultants were selected on a competitive basis pursuant to a duly advertised Request for Proposals (Specification #04-25002). A written agreement for each Consultant's services is currently being

TERM: The term of each agreement shall start on July 1, 2004, and end on June 30, 2006. Each agreement shall have two (2) options to renew for periods of twelve (12) months each.

EARLY TERMINATION RIGHT: The Board shall have the right to terminate either agreement upon 30 calendar days written notice.

SCOPE OF SERVICES: Consultant's shall be selected by the Chief Operating Officer to manage design and construction of various types of projects within the CIP. Consultants will 1) provide diligent and competent design and construction management services adhering to the Scope of Services; 2) assume Existing Projects at various stages of completion; 3) assume small and specialty projects, and 4) assume low-volume projects as

assigned.

DELIVERABLES: Consultant s shall develop detailed schedules and project scopes, develop project transfer packages and provide written construction progress reports.

OUTCOMES: Consultant's services will result in the effective and efficient management of the design and construction projects for the CIP.

COMPENSATION: Consultants shall be paid as follows:

1) Design and Construction Projects at a rate set at seven (7%) percent of the estimated construction cost

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