

**APPROVE RENEWAL LEASE AGREEMENT WITH
PERSPECTIVES CHARTER SCHOOL
FOR FORMER RAYMOND SCHOOL, 3663 S. WABASH**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a renewal lease agreement with the **Perspectives Charter School** for the former Raymond School building located at 3663 S. Wabash, Chicago, Illinois for use as a charter school. A

rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report.

TENANT: Perspectives Charter School – Math and Science Academy
3663 S. Wabash Avenue
Contact Name: Rhonda Hopps
Phone: 312-604-2123

LANDLORD: Board of Education of the City of Chicago

PREMISES: Tenant shall be the sole occupant of the former Raymond building, located at 3663 S. Wabash as set forth in the lease agreement, unless otherwise permitted by Landlord. The renewal of

16-1207-OP8

GENERAL CONDITIONS:

1. The Contractor shall be responsible for obtaining all necessary permits and licenses for the work.

2. The Contractor shall be responsible for maintaining access to all adjacent properties at all times.

3. The Contractor shall be responsible for protecting all existing utilities and structures on the site.

4. The Contractor shall be responsible for maintaining a clean and safe work site at all times.

5. The Contractor shall be responsible for providing all necessary safety equipment and training for all workers.

6. The Contractor shall be responsible for obtaining all necessary insurance coverage for the work.

7. The Contractor shall be responsible for providing all necessary materials and labor for the work.

8. The Contractor shall be responsible for completing the work within the specified time frame.

9. The Contractor shall be responsible for providing all necessary documentation for the work.

10. The Contractor shall be responsible for maintaining all records related to the work.

11. The Contractor shall be responsible for providing all necessary communication to the project manager.

12. The Contractor shall be responsible for providing all necessary reports to the project manager.

13. The Contractor shall be responsible for providing all necessary information to the project manager.

14. The Contractor shall be responsible for providing all necessary data to the project manager.

15. The Contractor shall be responsible for providing all necessary analysis to the project manager.

16. The Contractor shall be responsible for providing all necessary conclusions to the project manager.

17. The Contractor shall be responsible for providing all necessary recommendations to the project manager.

18. The Contractor shall be responsible for providing all necessary findings to the project manager.

19. The Contractor shall be responsible for providing all necessary results to the project manager.

20. The Contractor shall be responsible for providing all necessary outcomes to the project manager.

21. The Contractor shall be responsible for providing all necessary impacts to the project manager.

22. The Contractor shall be responsible for providing all necessary benefits to the project manager.

23. The Contractor shall be responsible for providing all necessary risks to the project manager.

24. The Contractor shall be responsible for providing all necessary opportunities to the project manager.

25. The Contractor shall be responsible for providing all necessary challenges to the project manager.

26. The Contractor shall be responsible for providing all necessary solutions to the project manager.

27. The Contractor shall be responsible for providing all necessary strategies to the project manager.

28. The Contractor shall be responsible for providing all necessary tactics to the project manager.

29. The Contractor shall be responsible for providing all necessary techniques to the project manager.

30. The Contractor shall be responsible for providing all necessary tools to the project manager.

31. The Contractor shall be responsible for providing all necessary methods to the project manager.

32. The Contractor shall be responsible for providing all necessary procedures to the project manager.

33. The Contractor shall be responsible for providing all necessary processes to the project manager.

34. The Contractor shall be responsible for providing all necessary systems to the project manager.

35. The Contractor shall be responsible for providing all necessary frameworks to the project manager.

36. The Contractor shall be responsible for providing all necessary models to the project manager.

37. The Contractor shall be responsible for providing all necessary templates to the project manager.

38. The Contractor shall be responsible for providing all necessary forms to the project manager.

39. The Contractor shall be responsible for providing all necessary documents to the project manager.

40. The Contractor shall be responsible for providing all necessary records to the project manager.

41. The Contractor shall be responsible for providing all necessary information to the project manager.