

**BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508**  
**County of Cook and State of Illinois**

**ARCHITECTURAL & ENGINEERING SERVICES**  
**ABATEMENT AND DEMOLITION OF THE**  
**OLD KENNEDY KING COLLEGE**

**REPORTS**

**THE CHANCELLOR**

that it is necessary to utilize the services of an architectural and engineering firm for the abatement and demolition of the old Kennedy King College located at 6800 S. Wentworth, Chicago, IL 60621; and

that the project will consist of preparation of technical drawings and specification documents to support the public bidding phase of abatement, demolition, backfill, and site preparation; and

that District Office Procurement staff issued a Statement of Interest # NU0818 Request to architectural and engineering firms that had been previously pre-qualified by City Colleges of Chicago in response to RFQ #IW0615, adopted by Board Report #27532 on August 3, 2006; and

that the District Office of Procurement Services requests that newspaper publication required by the Operations Manual for architectural and engineering projects be waived pursuant to Board Rule 1.7 given the due diligence shown by mass mailing (44 firms) the Notice of request for a Statement of Interest for this specific project, and the recent newspaper advertisement (published September 26, 2008) of a Public Notice encouraging interested architects and engineers to annually file a statement of qualifications and performance data with the District; and

that the following eight (8) firms submitted a Statement of Interest on November 26, 2008: Camp, Dresser, & McKee Inc.; DuSable Inc.; Teng & Associates, Inc.; GSG Consultants, Inc.; The Architects Enterprise, LTD; Altus Works; DeStefano & Partners, LTD; and Wright & Company; and

that based on the two highest ranking scores, the evaluation team invited the following short listed firms for oral presentation: Camp, Dresser, & McKee Inc. and Teng & Associates, Inc; and based on their oral presentation and overall assessment, the evaluation team selected and negotiated fees with Teng & Associates, Inc; and

that Teng & Associates, Inc submitted their negotiated fee proposal of \$568,734 for architectural and engineering services, which is based on industry standard Capital Development Board (CDB) guidelines for the abatement and demolition of the old Kennedy King College located at 6800 S. Wentworth, Chicago, IL 60621. The negotiated fee includes costs for basic architectural and engineering design services, programming, basic services, specification documents, close-out services and reimbursable and direct costs and is based on a proposed demolition budget of \$10.4 million; and

that the evaluation team recommends awarding a contract to Teng & Associates, Inc for architectural and engineering services for the abatement and demolition of the old Kennedy King College located at 6800 S. Wentworth, Chicago, IL 60621; that during the process Teng & Associates, Inc demonstrated significant experience with demolition projects which included the Roosevelt Road Bridge from Michigan Ave. to Museum Campus, and the North Underground Garage; and

that Teng & Associates, Inc provides more of its services in-house which gives them better overall control of the project and demonstrated better overall project analysis & cost savings solutions; and

that the proposed cost of services submitted by Teng & Associates, Inc. is reasonable and falls within CDB guidelines for professional architectural and engineering services for this type of project; and

that the Office of M/WBE Contract Compliance has reviewed the above referenced proposed agreement with Teng & Associates ; partnering with EDI, a certified MBE with direct participation at 25% of contract value and Cotter Consulting , a certified WBE with direct participation at 7% of contract value , is in compliance with the Board Approved Participation plan.

### **THE CHANCELLOR**

**RECOMMENDS** that the Board of Trustees authorizes the Chairman to enter into an agreement with Teng & Associates, Inc of Chicago, Illinois to provide architectural and engineering services for the abatement and demolition of the old Kennedy King College located at 6800 S. Wentworth, Chicago, IL 60621 for a fee of \$568,734 plus a 10% contingency fee of \$56,874 for a total not to exceed fee of \$625,608 from May 7, 2009 through February 28, 2010 in accordance with the Statement of Interest # NU0818 and suspends Section 2.01(B)(2) of the Operations Manual regarding supplemental publication for this project.

**FINANCIAL** \$625,608—Capital Fund- 92015-1005031-70000-87001-589200

Respectfully submitted:

Wayne D. Watson  
Chancellor

May 7, 2009-Administrative Services – District Office