

**30621**

**ADOPTED – BOARD OF TRUSTEES COMMUNITY  
COLLEGE DISTRICT NO. 508  
OCTOBER 7, 2010**

**BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508  
COUNTY OF COOK AND STATE OF ILLINOIS**

**EXTENSION OF INTERGOVERNMENTAL AGREEMENT WITH THE ILLINOIS CAPITAL  
DEVELOPMENT BOARD (ICDB) FOR CONSTRUCTION OF THE TRUMAN COLLEGE  
STUDENT SERVICES CENTER AND PARKING FACILITY  
TRUMAN COLLEGE  
(Amend Board Report #29448 Adopted May 7, 2009)**

**THE CHANCELLOR**

**REPORTS**

that an appropriation of funds was made by the Illinois General Assembly to Illinois Capital Development Board (ICDB) for the development, design, and construction of a new Student Services Center and Parking Garage at Truman College ("the Project"), for the benefit of Truman College and the District; and

that the appropriation provides ICDB with a total amount of fourteen million seven hundred and ninety thousand dollars and zero cents (\$14,790,000.00) in funds for the construction of facilities, remodeling, site improvements, utilities, and other costs necessary for the Project; and

that the Board of Trustees has committed funds to the Project in an amount not to exceed forty million two hundred and ten thousand dollars (\$40,210,000.00), ten million dollars (\$10,000,000.00) of which will be financed through the City of Chicago Tax Increment Allocation Redevelopment Act, (TIF) funds, pursuant to an Intergovernmental Agreement between the District and the City of Chicago Department of Community Development (See CCC Board Report 28841 adopted on July 16, 2008); and

that pursuant to Intergovernmental Agreement between the Board and ICDB (Exhibit A), the construction project is being helmed by the ICDB which will procure, manage and complete the Project including retaining all architects, engineers, and construction contractors, obtaining all permits and certifications required by law, completing all requisite reports, maintenance and accounting of all records, etc.; and

that during the course of this project unforeseen circumstances, such as extreme winter conditions and a trade union labor strike, resulted in a delay for the substantial completion date for the ICDB requiring a time extension until June 30, 2011 for the Intergovernmental Agreement to allow for the additional time needed:  
and

that this time extension for the Intergovernmental Agreement between the parties continues to articulate both parties' rights, obligations and duties regarding the Project; and

that the Intergovernmental Agreement shall be in effect for the period beginning May 2, 2009 through the Project Final Completion Date, approximately June 30, 2011.

**THE CHANCELLOR**

**RECOMMENDS**

that the Board of Trustees authorizes the Chairman to extend the Intergovernmental Agreement with the Illinois Capital Development Board for the period beginning May 2, 2009 through the Project Final Completion Date (approximately June 30, 2011) to govern the state funding and construction of the new Student Services Center and Parking Garage at Truman College.

**FINANCIAL**

No financial charges

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**October 7, 2010- Administrative Services-District Office**

## AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

This Amendment ("Amendment") is to the Intergovernmental Agreement ("Agreement") executed between the Illinois Capital Development Board ("ICDB") and the Board of Trustees of Community College District No. 508 ("Board of Trustees"), County of Cook, State of Illinois dated June 10, 2009. This Amendment shall become effective on the date last signed.

### RECITALS

**WHEREAS**, the Board of Trustees and ICDB entered into an Agreement on June 10, 2009 pursuant to an appropriation of funds in the amount of \$14,790,000.00 made by the Illinois General Assembly to the ICDB for the benefit of Truman College for the development, design, and construction of a new student center and parking garage with ancillary and related infrastructure and other improvements to be undertaken and completed by ICDB for the use and benefit of the Board of Trustees ("The Project");

**WHEREAS**, the Board of Trustees committed \$40,210,000.00 in funds to assist in the completion of the Project;

**WHEREAS**, pursuant to the Agreement, the ICDB is responsible for procurement, management, and completion of the project, including retaining architects, engineers, and construction contractors, as well as obtaining all permits and certifications required by law;

**WHEREAS**, pursuant to the Agreement, the Project was expected to be completed on October 5, 2010;

**WHEREAS**, due to various reasons, the Project will not be completed on October 5, 2010;

**WHEREAS**, the Board of Trustees and the ICDB desire to extend both parties' rights, obligations, and responsibilities as set forth in the Agreement in order to complete the Project; and

**WHEREAS**, the ICDB and the Board of Trustees desire to amend the Agreement as follows:

### AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the sufficiency of which the parties hereby acknowledge, the parties agree as follows:

1. The parties hereby agree to modify the existing Agreement to extend the parties' rights, obligations, and responsibilities as set forth in the Intergovernmental Agreement until June 30, 2011.
2. Except as modified and amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the authorized representatives of the parties have executed this Amendment to the Agreement on this \_\_\_ day of October 2010.

**BOARD OF TRUSTEES OF  
COMMUNITY COLLEGE DISTRICT NO. 508  
(CITY COLLEGES OF CHICAGO)**

By: \_\_\_\_\_  
Gery Chico  
Chairman of the Board of Trustees of  
Community College District No. 508  
City Colleges of Chicago

\_\_\_\_\_  
Date

**ILLINOIS CAPITAL DEVELOPMENT BOARD**

By: \_\_\_\_\_  
Jim Riener, Sr.  
Executive Director  
Illinois Capital Development Board

\_\_\_\_\_  
09/22/10  
Date

**APPROVED AS TO LEGAL FORM:**

**APPROVED AS TO LEGAL FORM:**

By: \_\_\_\_\_  
James M. Reilly  
General Counsel

By: \_\_\_\_\_  
Chris Flynn  
Chief Counsel

Date: \_\_\_\_\_

Date: 9/22/2010