

**30623**

**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**

**ARCHITECTURAL ENGINEERING SERVICES  
VARIOUS FLOORS  
DISTRICT OFFICE**

**THE CHANCELLOR**

**REPORTS**

that for health and safety reasons and to achieve City Code compliance, the District Office HVAC system and fire sprinkler systems must be upgraded, and the impending work will result in the opening and replacement of walls and ceilings, and electrical improvements throughout the District Office building, and therefore, it is most practical that any anticipated building renovations planned for the future occur concurrent with the HVAC and fire sprinkler installation to avoid future rework; and

that it is necessary to utilize the services of an architect for the renovation and systems upgrade of various office floors at the District Office (possibly including floors 5, 6, 9, 10, 11--14) to create spaces for standard offices, conference areas, and support staff on those floors; and

that the project will consist of upgrading critical systems that have lasted beyond their life expectancy, architectural, mechanical, electrical, plumbing, phasing plan, furniture design, site observations, punch-listing, and preparation of contract documents for a JOC contractor to price the interior construction work needed to complete the spaces; and

that these improvements will enhance the safety and quality of the environment for its occupants and the general public; and

that the Office of Procurement issued a Request for a Letter of Interest from pre-qualified architects and engineers in solicitation DT1010; and

that 14 responses to the solicitation were received and reviewed by District Office staff with the decision to open negotiations with Muller+Muller being determined after engaging in an evaluation process; and

that Muller+Muller has submitted its negotiated proposal for professional services based on industry standard CDB guidelines for construction work of this nature with a proposed construction budget of \$12,500,000.00; that their fee is \$865,315.00, which includes the costs for Architectural/Engineering (A/E) design services, programming development based on needs, Fixtures Furniture & Equipment selection, space planning of the construction area, site observation and reimbursables; and

that the proposed cost of services submitted by Muller+Muller is reasonable and falls within CDB guidelines for professional A/E services for this type of project; and

that the Office of M/WBE Contract Compliance has reviewed the above referenced architectural services and has determined that Muller+Muller, a certified WBE and working with Primera Engineering, a certified MBE, is in compliance with the Board Approved Participation Plan; and

that it shall be the duty of each party to the agreement to cooperate with the Inspector General for City Colleges of Chicago in any investigation conducted pursuant to the Inspector General's authority under Article II, Section 2.6.4(b) of the Board Rules for Management and Government.

**THE CHANCELLOR**

**RECOMMENDS** that the Board authorizes the Chairman to enter into an agreement with Muller+Muller, Chicago, Illinois to provide architectural engineering services for the renovation of various floors at the District Office for an amount not to exceed \$865,315.00.

**FINANCIAL** \$865,315.00 – Capital Account 580000 92015 0005031 70000 86167

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**October 7, 2010- Administrative Service – District Office**