

31105
ADOPTED – BOARD OF TRUSTEES COMMUNITY
COLLEGE DISTRICT NO. 508
AUGUST 4, 2011

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

CONVERSION OF EXISTING ART STUDIO INTO DENTAL HYGIENE CLINIC
AT KENNEDY-KING COLLEGE
ARCHITECTURAL & ENGINEERING SERVICES
HOLABIRD & ROOT, LLC

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chairman to execute an agreement with Holabird & Root LLC. to provide architectural and engineering services which include preparation of construction plans and specifications to be published for open bid, to convert the existing art studio into a dental hygiene clinic at Kennedy-King College and re-locate the current art studio to another location within Kennedy-King College for a total cost not to exceed \$242,985.

VENDOR: Holabird & Root
140 South Dearborn Street
Chicago, Illinois 60603

USER: Kennedy-King College

TERM:

The term of the agreement will commence in August, 2011 until the earlier of the date of completion of the construction of the projects covered in the drawings or December 31, 2012.

SCOPE OF SERVICES:

Holabird & Root will provide the following services:

- 1) Architectural design, consultation and planning documents for relocation of the Dental Hygiene Program;
- 2) Preparation of bid documents and construction administration as required for conversion of existing art studio space into a state of the art dentistry clinic to enhance the learning environment for students and teachers; and
- 3) Preparation of plans to modify alternative space to relocate the existing art program

The Office of Administrative and Procurement Services has negotiated the fee to be paid on the design portion of the approved science master plan based on published CDB Guidelines for projects of this nature based upon a budget of \$2,300,000.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The Office of Administrative and Procurement Services has reviewed this request for services and has determined that it would be in the best interest of the District to move forward with Holabird & Root LLP. as the architect of record for the planning of the dental hygiene program at Kennedy-King College. Holabird & Root's extensive design experience and proven execution of dentistry projects will enable them to program and design an effective space to maximize teaching and learning outcomes at Kennedy- King College.

DELIVERABLES:

Complete design and bid documents as required for public bidding and to facilitate the construction process must be completed for Spring Semester 2012.

VENDOR SELECTION CRITERIA:

Pursuant to Board Operations Manual Section 2.01, letters of interest were sent to four Architectural firms selected from the CCC Pre-Qualified Architects List: 1) Bauer Latoza Studios; 2) Holabird & Root LLC; 3) Legat Architects; and 4) HOH Architects, Inc.

Firms were evaluated based upon the following criteria:

- Prior performance of firm and its consultants.
- Appropriate staff size and disciplines.
- Pre-qualification with CCC.
- Valid licenses to practice as an Architect or Engineer in the State of Illinois.
- Appropriate staff size and disciplines
- Prior experience with similar Dentistry teaching/construction projects
- MBE/WBE Compliance

From the responses submitted, Holabird & Root LLP was selected as the most qualified to provide the services for this project based on previous work successfully completing a dentistry school at Harper College, and work completed for the American Dental Association of Illinois in Chicago amongst other quality projects.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the above proposal and Holabird & Root is in compliance with the Board Approved Participation Plan.

MBE Vendors:	Matrix Engineering	Direct Participation	City Certification
	33 W. Jackson Chicago, IL 60608	\$34,017 / 14%	
	Site Design	Direct Participation	City Certification
	888 N. Michigan Chicago, IL 60605	\$26,728 / 11%	
WBE Vendors:	EDI	Direct Participation	City Certification
	33 W. Monroe Chicago, IL 60604		
	Terra Engineering	Direct Participation	City Certification
	225 W. Ohio Chicago, IL 60608		

GENERAL CONDITIONS:

Inspector General – 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.

Ethics – It shall be the duty of each party to the agreement to comply with the applicable provisions of the Board’s Ethics Policy adopted January 7, 1993, and as amended by the Board.

FINANCIAL:

Total: \$242,985

Charge to: Kennedy King College Plant Management

Sources of funds: Capital Fund

Restricted Fund

FY12: 92015-1005031-70000-00000-0000000-580000: \$242,985

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

August 4, 2011 – Office of Administrative and Procurement Services – District Office