

31674
ADOPTED - BOARD OF TRUSTEES COMMUNITY COLLEGE
DISTRICT NO. 508
DECEMBER 7, 2012

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

INTERIOR RENOVATIONS OF EXISTING THEATER
ARCHITECTURAL & ENGINEERING SERVICES
FGM ARCHITECTS, INC.
TRUMAN COLLEGE
(AMENDMENT TO BOARD REPORT 31388)
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to extend the agreement with FGM Architects, Inc. to provide architectural and engineering services which include preparation of construction plans and specifications to be published for open bid, and to renovate the existing theater space at Truman College, for an additional year through December 31, 2013, with no additional request for funding.

VENDOR: FGM Architects, Inc.
200 West Jackson Boulevard
Chicago, Illinois 60606

USER: Truman College

ORIGINAL TERM:

The term of this agreement commenced on April 4, 2012 and will end December 31, 2012.

FIRST EXTENDED TERM:

The term of this agreement will be extended through December 31, 2013.

SCOPE OF SERVICES:

For decades, the existing theater at Truman College was previously and exclusively used by an external agency, and had not been improved during that time. Presently, the space requires capital improvements to bring the theater into compliance with City Building Code requirements, including ADA compliance, and rebuilding of the faulty stage.

FGM Architects, Inc. will provide the following services:

- 1) Architectural design, consultation and planning documents for creating an innovative and vibrant theater space within the College.
- 2) Preparation of bid documents and construction administration as required for renovation of the existing theater to meet regulatory City Code requirements.

The request for additional time is needed as a result of unforeseen building conditions and more extensive planning services. The existing stage is hazardous and has several layers of old plywood type material built on top of it to cover holes in the flooring.

The Office of Administrative and Procurement Services has negotiated the fee based on published CDB Guidelines for projects of this nature based upon a budget of \$500,000.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The renovation of the theater will provide a better learning environment for the Performing Arts Department, students and faculty at Truman College. The theater improvements may also increase the revenue opportunity for leasing.

VENDOR SELECTION CRITERIA:

Pursuant to Section 2.6 of the Board Policies and Procedures, Letters of Interest #LM02022012-3 were sent to six Architectural firms selected from the CCC Pre-Qualified Architects List: 1) Architrave; 2) Doyle and Associates; 3) FGM Interiors; 4) Hasbrouck and Associates; 5) Koo and Associates; and 6) STL Architects.

Firms were evaluated based upon the following criteria by the Office of Administrative and Procurement Services staff:

- 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 construction projects
- MBE/WBE Compliance

From the responses submitted, FGM Architects, Inc. was selected as the most qualified to provide the services for this project, based, in part, on its previous theater work successfully completed at University of New Mexico, University of South Dakota and renovation of Lewis and Clark College among other quality projects.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the above proposal and FGM Architects, Inc. is in compliance with the Board Approved Participation Plan.

MBE Vendor:

Primera Engineers, Ltd.	Direct Participation	City Certification
100 S. Wacker Dr.	25% Mechanical Design Services	
Chicago, IL 60606		

WBE Vendors:

Studio A19	Direct Participation	City Certification
311 N. Aberdeen	7 % Lighting Consultant	
Chicago, IL 60607		

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 2, Section 2.7.4(b) of the Board Bylaws.

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.

Contingent Liability – Pursuant to Section 7-14 of the Illinois Public Community College Act, all agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year.

FINANCIAL:

Time extension only. No additional funds requested.

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

December 7, 2012– Office of Administrative and Procurement Services – District Office