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ADOPTED – BOARD OF TRUSTEES COMMUNITY COLLEGE
DISTRICT NO. 508
APRIL 4, 2012

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

INTERIOR RENOVATIONS OF EXISTING THEATER
TRUMAN COLLEGE
ARCHITECTURAL & ENGINEERING SERVICES
FGM ARCHITECTS, INC.

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an 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, to renovate the existing Theater space at Truman College Campus at a total cost not to exceed \$75,323.

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

USER: Truman College Campus

TERM:

The term of the agreement will commence on or about April 4, 2012 and end the earlier of the date construction is completed or December 31, 2012.

SCOPE OF SERVICES:

For decades, the existing theater 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 up to 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 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 Campus. The theater improvements may also increase the revenue opportunity for leasing.

DELIVERABLES:

Complete design and bid documents as required for public bidding and to facilitate the construction process must be completed for the Spring Semester 2013.

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 Dentistry teaching/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, including 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.
100 S. Wacker Dr.
Chicago, IL 60606

Direct Participation
Mechanical Design Services

City Certification

WBE Vendors:

Studio A19
311 N. Aberdeen
Chicago, IL 60607

Direct Participation
Lighting Consultant

City Certification

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.

FINANCIAL:

Total: \$75,323

Charge to: Truman College Campus

Sources of funds: Capital Fund

Restricted Fund

FY12: 92015-4005031-70000-85010-580000

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

April 4, 2012– Office of Administrative and Procurement Services – District Office