

**32115**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**DECEMBER 12, 2013**

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

**CAFETERIA KITCHEN UPGRADES**  
**ARCHITECTURAL SERVICES**  
**ROULA ASSOCIATES ARCHITECTS, CHTD.**  
**OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to execute an agreement with Roula Associates Architects, Chtd. to provide architectural services, which include the preparation of construction plans and specifications for cafeteria kitchen upgrades at Daley, Olive-Harvey and Kennedy-King Colleges, to be utilized for estimating and publishing for open public bid at a total cost not to exceed \$160,000.

**VENDOR:** Roula Associates Architects, Chtd.  
One East Superior Street, Suite 205  
Chicago, Illinois, 60611

**USER:** Richard J. Daley College  
Olive-Harvey College  
Kennedy-King College/Washburne

**TERM:**

The term of the agreement shall commence no sooner than December 12, 2013 and will continue through the earlier of the date of completion of the construction of the projects covered in the drawings or June, 2015.

**SCOPE OF SERVICES:**

The cafeteria kitchens at Daley and Olive-Harvey Colleges are aged, deteriorated and in need of equipment upgrades. The incubator kitchen at Kennedy-King College presently is organized to offer multiple food service production suites that serve a variety of vendors. Washburne Culinary Institute has determined that it is in the best interest of its operations to reorganize and adapt the space for production by one to two food service vendors.

Roula Associates Architects, Chtd. has been selected to providing design options for the best space and kitchen equipment arrangements to create a state of the art cooking and serving environment for the existing cafeterias in need of renovation at Daley, Olive-Harvey, and Kennedy-King Colleges. This project scope includes product selection, ADA accessibility evaluation, review and resolution of

all City Code compliance issues, architectural and interior design services, consultation, and planning. Roula Associates Architects, Chtd. will prepare construction and bid documents, and will provide construction administration as required to upgrade the cafeteria kitchens, and incubator space at Kennedy-King College.

The Office of Administrative and Procurement Services has negotiated the fee to be paid for the design portion of the kitchen upgrades consistent with published CDB Guidelines for projects of this nature based upon a budget of \$1,300,000.

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

The Office of Administrative Services 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 Roula Associates Architects, Chtd. to provide design services to upgrade the deteriorated cafeterias, install fully functional equipment, and correct any outstanding City Code violations.

**VENDOR SELECTION CRITERIA:**

Letters of Interest were sent to six Architectural firms selected from the City Colleges of Chicago (CCC) Pre-Qualified Architects List as noted below and only one firm was responsive.

Roula Associates Architects, CHTD	WBE	Chicago, Illinois
Doyle & Associates (no response)	WBE	Chicago, Illinois
IDEA Architects (no response)	W/MBE	Chicago, Illinois
STL Architects (no response)	MBE	Chicago, Illinois
Ross Barney & Jankowski (no response)	WBE	Chicago, Illinois
OWPP/CANNON Design (no response)		Chicago, Illinois

The firm was 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, Roula Associates Architects, Chtd. team was found highly qualified to provide the services for this project based on previous work successfully executed including Cook County Criminal Courts Kitchen/Cafeteria Renovation, eight different Chicago Public Schools and their kitchen/cafeterias, and a variety of restaurants among other similar projects.

**MBE/WBE COMPLIANCE:**

The Office of M/WBE Contract Compliance has reviewed the proposed agreement and has determined the vendor is in compliance with the Board Approved Participation Plan based upon its commitment to utilize the following firms:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
dbHMS 303 W. Erie Chicago, IL 60610	MBE	18	Direct	CMS, State of IL
Construction Cost Systems 1815 S. Meyers, Ste. 200 Oak Brook Terrace, IL 60181	MBE	7	Direct	City of Chicago
Roula Associates Architects 415 N. LaSalle, Ste. 205 Chicago, IL 60611	WBE <b>(PRIME)</b>	75	Direct	City of Chicago

**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 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:**

**Total: \$160,000**

**Charge to:** Olive-Harvey, Kennedy-King, Daley College

**Sources of Funds:** Capital Fund

**FY14:** 530000-92015-0005031-70000

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**December 12, 2013 – Office of Administrative Services and Procurement Services**