

**32073**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**NOVEMBER 7, 2013**

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

**SCOPE COORDINATION, COST REFINEMENT AND GENERAL CONSTRUCTION SERVICES**  
**NEW MALCOLM X COLLEGE CAMPUS**  
**CMO JOINT VENTURE**  
**OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to execute an agreement with the CMO Joint Venture to provide Pre-Construction Services in preparation for the construction of the new Malcolm X College Campus for the period from November 7, 2013 through April 30, 2014, at a total cost not to exceed \$230,000.

**VENDOR:** CMO – A Joint Venture  
216 South Jefferson Street  
Suite 502  
Chicago, Illinois 60661

**USER:** Administrative and Procurement Services/Malcolm X College

**TERM:**

The original term of the agreement shall commence on November 7, 2013 and will expire on April 30, 2014.

**SCOPE OF SERVICES:**

The General Contractor will be responsible for the pre-construction services related to the construction of the new Malcolm X College Campus generally including but not limited to the items below:

- Proactive Pre-construction Kick-Off inclusive of a Scope Coordination and Cost Refinement Phase that incorporates Value Analysis and Life Cycle Costing to continue to ensure complete job costs
- Constructability Review including images from the 4D animated building model to visualize the execution of construction
- LEED Certification Management and the importance of review during preconstruction coordinate City requirements of Building and Garage Foundation permit ; it includes selection of subcontractor, sharing required scope and construction documents, establishing required scope of services and to ensure correct and complete foundation permit related information is available on time.
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The CMO team will be focused on accomplishing the following key tasks:

- Establish open and collaborative lines of communication

- Co-locate with the design and project management team members
- Implement our M/WBE and Workforce Hiring Program
- Kick-Off Partnering Session:
- Establish the Target Budget and Baseline Schedule:
- Perform scope confirmation and constructability review between 100% DD and 50% CD set.
- Deliver complete and Guaranteed Maximum Construction Price commensurate with the 100% CD set review.

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

The General Contractor will be responsible for all aspects of the pre-construction phase of the new Malcolm X College Campus. The new Malcolm X College Campus is expected to be approximately 527,000 square feet with a stand-alone multi-level parking facility. It will consist of a General, Adult and Continuing Education building and School of Health Sciences, which will focus on health care academic programs designed to prepare Chicagoans for high-growth, high-wage jobs under the College to Careers initiative. The new campus will provide the specialized educational facilities required to best deliver hands-on learning environments for City Colleges of Chicago students.

**VENDOR SELECTION CRITERIA:**

Specifications were prepared by District Procurement staff and a Request for Qualifications (RFQ) #SH1302 was publicly advertised on April 5, 2013. The Pre-Submittal Conference was held on April 11, 2013. Responses to the RFQ were submitted on Monday, April 29, 2013 by eight vendors: 1) Power/UJAAMA Joint Venture; 2) CMO Joint Venture; 3) Lend Lease; 4) Walsh Construction; 5) O’Neil/Sollitt Joint Venture; 6) Paschen Partners JV; 7) Gilbane Building Company; and 8) Powers & Sons/IHC Joint Venture.

The Evaluation Committee included representatives from the Office of Institutional Advancement, the Office of the Chief Operating Officer, the President of Malcolm X College, the Office of Administrative Services, the Malcolm X Auxiliary Services Department, and the Department of Buildings for the City of Chicago. In addition, the District’s Chief of Staff, Chief Operating Officer, Chief Financial Officer, and Risk Manager as well City Colleges’ contracted Construction Management team and Architect of Record served as advisors.

The Evaluation Committee members were responsible for evaluating proposals based on the following criteria listed in the RFQ:

1. Institutional Experience, Qualifications and Past Performance
2. Individual Experience, Qualifications and Past Performance
3. MBE/WBE Utilization Plan
4. Quality Assurance/Quality Control (QA/QC) Plan

The four highest ranking vendors were invited to present oral presentations. After the oral presentations, the Committee reviewed the composite scores of both the written responses and oral presentations from all four short-listed firms. The composite scores identified all of the presenters as qualified to perform as general contractors and were recommended as the best qualified respondents to move to Phase II of the process and receive the Request for Proposal.

Phase II of the process began on July 22, 2013. City Colleges' Department of Procurement Services issued a Request for Proposal (RFP #SH1302) for General Construction Services for the New Malcolm X College Campus on July 22, 2013. The Pre-Submittal Conference was held on July 30, 2013. Power/Ujamaa Joint Venture withdrew their proposal due to the recent award of the O'Hare Airport Parking Garage and other commitments. The remaining three firms submitted responses to the RFP on September 20, 2013.

The evaluation process was divided into two parts: technical and functional. The technical requirements of the RFP were reviewed by the members of the Evaluation Committee. The functional requirements were independently reviewed by the Office of General Counsel, Risk Manager, Office of M/WBE Contract Compliance, and Procurement Services.

The Evaluation Committee members were responsible for evaluating proposals for General Construction Services for the New Malcolm X College Campus and recommend that City Colleges of Chicago (CCC) award the contract based on the following:

1. Individual Experience, Qualification and Past Performance
2. Preliminary Project Schedule/ Project Approach
3. Team Composition/ Cost Coordination Experience/LEED Gold Experience

The Evaluation Committee reviewed the composite scores from the written responses and oral presentations from all three short-listed firms. Based on the composite score, oral presentation and references CMO is recommended as the best qualified respondent to move to scope confirmation and constructability reviews with the Architect of Record, Project Manager/Owner's Representative, and City Colleges' staff.

**MBE/WBE COMPLIANCE:**

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

<b>Vendor</b>	<b>MBE/WBE</b>	<b>Percentage of Participation</b>	<b>Direct or Indirect Participation</b>	<b>Certifying Agency</b>
McKissack 205 N. Michigan Midwest Chicago, IL 60601	MBE	25%	Direct	City of Chicago
Old Veteran's Construction 10942 S. Halsted Chicago, IL 60648	MBE	5%	Direct	City of Chicago
<b>Total</b>	<b>MBE</b>	<b>30%</b>		
Trinal, Inc. 329 W. 18 <sup>th</sup> St., Ste. 401 Chicago, IL 60616	WBE	2%	Direct	City of Chicago

Crea Construction 161 N. Clark, Suite 4700 Chicago, IL 60601	WBE	6%	Direct	City of Chicago
<b>Total</b>	<b>WBE</b>	<b>8%</b>		

**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:**

**FY14-FY16:** \$230,000

**Charge To:** Office of Administrative & Procurement Services

**Source of Funds:** Capital Funds

**FY14-FY16:** 530000-92015-3005031-70000

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**November 7, 2013 – Office of Administrative and Procurement Services/Malcolm X College**