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ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
DECEMBER 11, 2014

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

TRUMAN COLLEGE BIOLOGY LABS
ARCHITECTURAL SERVICES
HARLEY ELLIS DEVEREAUX
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an agreement with Harley Ellis Devereaux to provide programming and full architectural/engineering services for the complete renovation of the three (3) existing Life Science Labs at Truman College at a total cost not to exceed \$345,000.

VENDOR: Harley Ellis Devereaux
1 East Wacker Drive
Suite 200
Chicago, Illinois 60601

USER: Truman College

TERM:

The term of the agreement will commence on December 12, 2014 and will continue until the later of the date of completion of the projects covered in the drawings or December 31, 2016.

SCOPE OF SERVICES:

Harley Ellis Devereaux (HED) will be responsible for designing and engineering the renovation of Micro Biology Lab Room 2175, Bio Prep & Storage Room 2960, and Anatomy and Physiology Lab Room 2976. The three laboratory spaces will be bid and constructed separately and phased over multiple fiscal years. HED will provide the following services: planning, programming, architectural design, FF&E selection, preparation of construction documents, and construction administration.

The Office of Administrative and Procurement Services has negotiated the fee to be paid for architectural, engineering and construction administration professional services that is consistent with the latest published CDB Guidelines for projects of this nature based upon a budget of \$2,400,000.

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 interests of the District to move forward with Harley

Ellis Devereaux as the architect for the Truman Biology Labs Renovation. The laboratories are original to the building and are in dire need of repair. Renovating these spaces will provide a safer and dynamic learning environment. The new laboratories will allow for CDC Biosafety Level 2 certification, expanding the academic program opportunities.

DELIVERABLES

Harley Ellis Devereaux will provide:

- Program document that reflects the academic needs of the laboratories
- Complete design and construction documents necessary for bid and construction
- Site observation

VENDOR SELECTION CRITERIA:

Letters of interest were sent to five Architectural firms selected from the CCC Pre-Qualified Architects List: 1) Brook Architecture; 2) DLR Group 3) Ghafari; 4) Harley Ellis Devereaux; and 5) Interactive Design Architects. Three (3) firms responded: 1) Ghafari; 2) DLR Group; and 3) Harley Ellis Devereaux.

Firms were evaluated based upon the following criteria:

- Prior performance of firm and its consultants
- Appropriate staff size and disciplines
- Willingness to meet the budget requirements
- Similar experience in higher education
- Familiarity with City Colleges of Chicago or similar educational facilities
- Primary business office of Architect/ Engineer located in Illinois
- Valid licenses to practice as an Architect or Engineer in the State of Illinois
- MBE/WBE Compliance

From the responses submitted, Harley Ellis Devereaux was selected as the most qualified to provide the services for this project based on previous work successfully completed including Harold Washington Laboratories, Joliet Junior College, and Northwestern University amongst other quality projects.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the above-referenced proposal and has determined that Harley Ellis Devereaux is in compliance with the Board Approved Participation Plan and will utilize the following firms:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Primera Engineering 100 S. Wacker Chicago, IL 60606	MBE	36	Direct	City of Chicago

Coordinated Construction Project Control Services 18 W. 140 Butterfield Oak Brook Terrace, IL 60181	WBE	7	Direct	City of Chicago
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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:

Total: \$345,000

Charge to: Truman College

Sources of Funds: Capital Fund

FY15: 530000-92015-4005031-70000

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

December 11, 2014 – Office of Administrative and Procurement Services– District Office