THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an agreement with STL Architects, Inc. to provide architectural planning services which include the preparation of a Campus Space Plan and Concept Designs for future development, and renovation of Wright College including Humboldt Park Vocational Education Center for the period from March 6, 2014 through June 30, 2015, at a total cost not to exceed $620,000.

VENDOR: STL Architects, Inc. (STL)
808 North Dearborn Avenue
Chicago, Illinois 60610

USER: Wilbur Wright College/ Humboldt Park Vocational Center

TERM: The term of the agreement shall commence no sooner than March 6, 2014 and continue through June 30, 2015.

SCOPE OF SERVICES:
STL Architects, Inc. will provide the following services: 1) architectural space usage identification and analysis and documentation of existing spaces; 2) preliminary programming and space usage design options; 3) concept designs for new program options with detailed analysis of the Student Services Departments; and 4) comprehensive campus space plans for Wright College and Humboldt Park Vocational Education Center.

The Office of Administrative and Procurement Services has negotiated the fee to be paid for campus space planning and preliminary programming that is consistent with published CDB Guidelines for projects of this nature based upon a budget of $25,500,000.

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 STL
Architects, Inc. as the architect for the Wright College Campus Space Plan. With a comprehensive plan, Wright College will be able to better utilize its facilities to meet the demands of an increasing student body and plan for future growth. The plan will improve the student environment and experience by enlarging the student services and advising areas. This will make the function of the space more efficient and will substantially improve student advising services. Space analysis of Humboldt Park will inform the programming and planning of the facility expansion.

**DElIVERAbLES:**
STL Architects, Inc. will provide:

- Findings Report summarizing facts pertaining to the college spatial organization and programming;
- Analysis Report will compromise a narrative description and supporting diagrams of issues, opportunities, and recommendations as it pertains to program, student circulation, way finding, and optimization of interior and external uses;
- Conceptual Design presentations - 4 presentations for each campus; and
- Conceptual Campus Space Plan with proposed organizational chart, proposed adjacency diagrams, proposed program layouts, site plans with existing and proposed new program spaces, and concept renderings.

**VENdOR SELECTION CRITERIA:**
Letters of Interest were sent to six architectural firms selected from the District’s Pre-Qualified Architects List: 1) Architrave, Ltd.; 2) BLDD 3) BKV Group; 4) Doyle & Associates; 5) IDEA Architects, and 6) STL Architects, Inc. Four (4) firms responded: 1) Architrave, Ltd.; 2) BLDD; 3) IDEA Architects; and 4) STL Architects, Inc.

The evaluation committee which consisted of Administrative and Procurement Services staff, Wright College staff and M/WBE Compliance staff evaluated the firms based on 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

The evaluation committee designated the 2 most qualified firms for interviews/presentations with the Wright faculty, staff, and students. Based on the interviews and submitted qualifications, STL Architects, Inc. was selected to provide the architectural services for this project. The firm presented a forward thinking design and planning process that is in line with CCC’s goals for the
college. STL Architect, Inc.’s experience includes the UNO Master Plan, Spiretec Mixed Use Campus Plan, and Instituto Cervantes Chicago, and various Chicago Public Schools projects.

MBE/WBE COMPLIANCE:
The Office of M/WBE Contract Compliance has reviewed the above referenced proposal and has determined that STL Architects, Inc. is in compliance with the Board Approved Participation Plan and will utilize the following firms:

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<thead>
<tr>
<th>Vendor</th>
<th>MBE or WBE</th>
<th>%</th>
<th>Participation</th>
<th>Certifying Agency</th>
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<td>STL Architects, Inc.</td>
<td>MBE (Prime)</td>
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<td>Denise Arnold LLC</td>
<td>WBE</td>
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<td>203 N. LaSalle St. Ste. 1650</td>
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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: $620,000
Charge to: Wright College
Sources of Funds: Capital Fund
FY14: 580000-92015-7005031-70000

Respectfully submitted,

Cheryl L. Hyman
Chancellor

March 6, 2014 – Office of Administrative and Procurement Services– District Office