

**32825**

**ADOPTED – BOARD OF TRUSTEES  
COMMUNITY COLLEGE DISTRICT NO. 508  
NOVEMBER 5, 2015**

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

**CONSTRUCTION MANAGEMENT ADVISORY SERVICES  
JACOBS PROJECT MANAGEMENT COMPANY  
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES  
NEW MALCOLM X COLLEGE OF HEALTH AND SCIENCES  
(AMENDMENT TO BOARD REPORT #31878, ADOPTED ON JUNE 6, 2013)**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to amend the existing agreement with Jacobs Project Management Company (Jacobs) to provide additional construction management advisory services for the new Malcolm X College campus for the period from May 1, 2013 through March 31, 2016 for an additional \$200,000 at a revised total cost not to exceed \$7,267,000. It is important to note that the additional funding requested represents a transfer of funds available within the project budget of \$251 million and does not represent new monies to the project. The project, assuming no further unanticipated changes, will remain within the \$251 million budget.

**VENDOR:** Jacobs Project Management Company  
525 West Monroe Street, Suite 200  
Chicago, Illinois 60661

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

**TERM:**

Jacobs original agreement with City Colleges of Chicago began at the inception of the new Malcolm X College campus construction project as approved by the Board of Trustees in Board Report #31505. The term of the amended agreement commenced on May 1, 2013 and shall end on March 31, 2016. The District's standard contract language allows for termination for cause or convenience based upon performance or capacity and continuing use of additional outside project resources.

**SCOPE OF SERVICES:**

Jacobs Project Management Company, in coordination with Administrative and Procurement Services staff, has been responsible for the following critical tasks during the Design Development Facilitation:

- Assist, review and comment on General Contractor Request for Qualification/Proposal process
- Attend project transfer coordination meetings
- Continued coordination and participation in the Planned Development/Zoning and Right-of Way Processes with the City of Chicago

- Provide independent cost estimates at the 50% design development, 50% construction document, and 100% construction document phases.
- Provide constructability reviews at the 50% design development, 50% construction document, and 100% construction document phases.

### **Design Management Services:**

- Transfer schematic design from Jacobs/Cannon team to Moody Nolan and support Moody Nolan development of design development and construction documents.
- Assist in retaining Commissioning Agent
- Review and comment on 50%DD & 100%DD packages (including specs and front-end docs), continuing with Cannon in peer review process)
- Confirm and enforce, Scope, Budget and Schedule Conformance
- Review and comment on Site Preparation/Civil Construction Documents and Permit Set
- Review and comment on Foundation Construction Documents and Permit Set
- Review and comment on Architect of Record's plans for project staffing, project execution, communications, QA/QC, Risk management, BIM, LEED registration and general project reporting
- Engage and initiate MBE/WBE and Student/Community Hiring monitoring component

Further, the scope includes coordinating and facilitating steering committee meetings, strategic design work, and conducting field meetings and site visits for the purpose of data collection and monitoring.

During the construction phase, significant rainfall caused flooding in parts of the building where total systems designed to address water redirection were either under construction or not fully operational. As a result, the solution involves the redesign and modification of the storm trap system which must be executed immediately. This is also to be done in coordination with the City of Chicago Department of Water Management. As a result of the unusual weather related occurrence and the required actions, City Colleges of Chicago has determined that it is in the best interest of the District to engage Terracon Consultants, Inc. to perform the review of the geotechnical materials, construction observation and testing during the reinstallation of the storm traps at a cost not to exceed \$200,000.

The work has been performed in the following Phases:

**Phase IIA** – Pre-Construction/Site Development: May 1, 2013 through December 31, 2013

**Phase IIB** – Garage/Main Bldg. Construction: January 1, 2014 through March 31, 2015

**Phase IIC** – Main Bldg. Construction: April 1, 2015 through December 2015

**Phase IID** – Construction Closeout Services: January 1, 2016 through March 31, 2016

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

This multi-faceted team will continue to provide Construction Management Advisory Services to assist and advise City Colleges utilizing the team's expertise which includes, but is not limited to, architectural, engineering, construction, procurement analysis, scheduling, estimating, and meeting facilitation experience. Utilizing Jacobs Project Management Co. will assist the District in the completion of the technical requirements and overseeing the construction of the new Malcolm X College to help ensure an on-time, on-budget project.

**DELIVERABLES:**

Deliverables by phase will include, but are not limited to:

**Program Management Services:**

- Provide design management oversight of Moody Nolan to ensure conformance to scope, quality, and schedule.
- Resolve issues to maintain design production.
- Review/comment/monitor Moody Nolan plans for project execution; staffing, communication, QA/QC, risk management, BIM, and LEED.

**Construction Management Services:**

- Field oversight of site preparation/civil construction: provide full-time onsite field project management of site preparation work (prepare daily reports, monitor progress, and inspect quality).
- Document Management/ Document Control: Process RFI's, submittals, change orders, pay applications for site preparation contractor.
- Provide full-time onsite field owner's representation to monitor construction progress, quality, budget, and schedule. Complete a daily report to document work inspected, and monitor and maintain the project records/documents. Maintain progress photos and videos to record as-built conditions, potential claim and/or change order issues, and special construction activities.
- Schedule management and administration: Management of the master schedule, site logistics plan implementation, construction phasing execution, and coordinating separate construction contractors and other entities.
- Monitor work progress, perform contract and administration reviews, manage the Submittal, RFI and change process, and expedite issue resolution.
- Offer constructive input on construction sequencing and phasing strategies to facilitate productivity and occupancy objectives.

**VENDOR SELECTION CRITERIA:**

Specifications were prepared by District Procurement staff and a Request for Qualifications (RFQ) was publicly advertised and issued to 75 firms on March 16, 2012. A pre-submittal conference was held on March 26, 2012. Six (6) firms: 1) Quad Partners, LLC.; 2) URS Corporation; 3) Jacobs Project Management Co.; 4) Knight E/A Inc.; 5) US Equities Realty; and 6) Jones Lang LaSalle submitted proposals on April 18, 2012. One firm, Mortenson Construction submitted a no-bid response.

All proposals were reviewed, evaluated and ranked by an evaluation committee which included representatives from the following areas: Administrative & Procurement Services, Malcolm X College, Rush University Medical Center, Business Enterprise, Operations and Institutional Advancement. The evaluation criteria outlined in the RFQ included:

- Prior performance of firm and its consultants, including ability to meet time and budget requirements.
- Appropriate staff size and disciplines.
- Prior experience with similar projects.
- Familiarity with City Colleges of Chicago or similar educational facilities.
- Proposed Solution proposal.
- Compliance with the Minority and Women Business Enterprise Participation Plan of the City Colleges of Chicago.

Oral presentations were held for short-listed firms and based upon the evaluation scoring from the written proposals and oral presentations, the staff recommended acceptance of the proposal from Jacobs Project Management Company.

**MBE/WBE COMPLIANCE:**

The Office of MBE/WBE Contract Compliance has reviewed the RFQ Proposal and determined that Jacobs Project Management Company, subcontracting with the following MBE and WBE firms, remains in compliance with the Board Approved Participation Plan.

<b>Vendor</b>	<b>MBE or WBE</b>	<b>%</b>	<b>Participation</b>	<b>Certifying Agency</b>
Ardmore Associates LLC 33 N. Dearborn, Ste. 1720 Chicago, IL, 60602	MBE	8%	Direct	City of Chicago
Rodriguez & Associates Inc. 65 E. Wacker Pl. Suite 1501 Chicago, IL 60601	MBE	10%	Direct	City of Chicago
ERS Enterprises 100 N. LaSalle, Suite 1515 Chicago, IL 60602	MBE	7%	Direct	City of Chicago
Cotter Consulting, Inc. 100 S. Wacker Dr. Ste. 920 Chicago, IL 60606	WBE	10%	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 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 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 FY13 – FY16:** \$7,267,000

**Charge to:** Administrative Services

**Source of Funds:** Capital Fund

**FY16:** 580000-92015-3005031-79000

**Respectfully submitted,**

**Cheryl L. Hyman**  
**Chancellor**

**November 5, 2015- Office of Administrative and Procurement Services**