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**ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
DECEMBER 7, 2017**

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

**REHABILITATION OF CURTAIN WALL AND EXTERIOR ENVELOPE
ARCHITECTURAL & ENGINEERING SERVICES
JUAN GABRIEL MORENO ARCHITECTS (JGMA)
RICHARD J. DALEY COLLEGE
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an agreement with Juan Gabriel Moreno Architects (JGMA) to provide architectural and engineering services which include preparation of construction plans and specifications for formal bidding purposes, to rehabilitate worn and failing existing curtain wall and building envelope at Daley College at a total cost not to exceed \$550,000.

VENDOR: Juan Gabriel Moreno Architects (JGMA)
218 South Wabash Avenue
Chicago, Illinois 60604

USERS: Richard J. Daley College

TERM:

The term of the agreement will commence no sooner than December 7, 2017 and will end on the earlier of either the date of completion of the construction of the projects covered in the drawings or June 30, 2019.

SCOPE OF SERVICES:

For the Daley College exterior steel curtainwall rehabilitation and glass replacement, Juan Gabriel Moreno Architects, Inc. will provide the following services:

1. Undertake a "Value-Added" proposition to rehabilitate the existing building envelope and design elements to potentially improve energy, thermal, moisture and aesthetic performance.
2. Provide a measurable basis with which to benchmark performance in order to qualify and quantify LEED, applicable grant or similar regulatory requirements.

3. Explore, evaluate and provide technical implementation guidance and documentation for the integration of sustainable technologies, including but not limited to, photo voltaic solar energy harvesting, interior lighting control, solar gain reduction measures and building envelope sealing and/or air entrapment measures.

The Office of Administrative and Procurement Services has negotiated the fee to be paid on the design, construction document and administration portion of the approved plan based on published CDB Guidelines for projects of this nature.

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 interest of the District to move forward with Juan Gabriel Moreno Architects (JGMA) as the architect of record for the Daley College exterior steel rehabilitation and glass replacement. Juan Gabriel Moreno Architects (JGMA) extensive design experience and proven execution of very similar projects on college campuses will enable them to evaluate and design an effective solution to maximize energy performance and outward appearance at Daley College.

DELIVERABLES:

Juan Gabriel Moreno Architects (JGMA) will complete design and bid documents as required for public bidding and will facilitate the construction process by Spring Semester 2019.

VENDOR SELECTION CRITERIA:

Letters of interest were sent to eight Architectural firms selected from the City Colleges of Chicago (CCC) Pre-Qualified Architects List: 1) FGM Architects; 2) Ratio; 3) Soloman Cordwell and Buenz; 4) JGMA; 5) Ghafari; 6) Johnson and Lee; and 7) STV, Inc. Four (4) responses were received from 1) Ratio; 2) Soloman Cordwell and Buenz; 3) JGMA; 4) Ghafari.

All responses were reviewed, evaluated and ranked by a selection committee which included staff from Administrative and Procurement Services and representatives from Daley College including the President.

Firms were evaluated based upon the following criteria:

- Similar experience on comparable projects
- 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
- MBE/WBE Compliance

From the responses submitted, Juan Gabriel Moreno Architects (JGMA) was selected as the most qualified to provide architectural and engineering services which include preparation of construction plans and specifications for formal bidding purposes.

MBE/WBE COMPLIANCE:

The Office of Contract Compliance has reviewed the proposed agreement and has determined the Vendor to be in compliance with the Board Approved Participation Plan:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
JGMA 218 S. Wabash Chicago, IL 60604	MBE	82	Direct	Cook County
Primera Engineers 100 S. Wacker Dr. Chicago, IL 60606	WBE	7	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 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: \$550,000

Charge to: Office of Administrative and Procurement Services, Richard J. Daley College

Sources of funds: Capital Fund

FY18: 530000-92015-6005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

December 7, 2017 – Office of Administrative and Procurement Services