

**33315**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**OCTOBER 5, 2017**

**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**  
**MALCOLM X COLLEGE AND SCHOOL OF HEALTH 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 extend the term and to provide additional construction management advisory services for the new Malcolm X College campus for the revised period from July 12, 2012 through September 30, 2018 for an additional \$194,260 with a revised total cost not to exceed \$8,103,664. This amendment, as the original contract, is a depends-upon-requirements contract and will only be used on an as needed basis.

**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 and amended in Board Reports #32825, #32898 and #33070. The term of the original agreement commenced on July 12, 2012 with the amended contract to end on September 30, 2018, pursuant to the recommended action in this Board Report. The District's standard contract language allows for termination for cause or convenience based upon performance or capacity and the need for continuing use of external project resources.

**SCOPE OF SERVICES:**

Jacobs Project Management Company, in coordination with Operations and Administrative & Procurement Services staff, has been responsible for critical tasks during the Design Development, Construction and Close-out phases in the construction of the new Malcolm X College and School of Health Sciences.

This multi-faceted team demonstrated the ability to work within an accelerated implementation, design and construction schedule that met critical milestones associated with the overall project schedule. The team also had engineering and project management staffing capacity to review and comment on the necessary technical specifications and detailed drawings in order to complete the design oversight as well as on-site project management.

As City Colleges has moved into the new campus building and begun operations, staff are still working with the general contractor, CMO, in project close-out and dispute resolution. At this time, the continued participation of Jacobs Project Management Company will support the identification and documentation of design and construction inconsistencies that may affect maximal operating functionality of the College in the future.

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 September 30, 2017

The additional work to be performed within this amendment is to complete the construction close-out process and arbitration between Jacobs Project Management Company, the Architect of Record Moody Nolan, Inc., General Construction Contracting JV CMO (Clark Construction, McKissack & McKissack & Old Veterans, Commissioning Agents SSRGX, and City Colleges of Chicago through September 30, 2018.

#### **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. has assisted the District with the completion of the technical requirements and punch-list items, continuing to document and respond to the claims made in the arbitration process by the general contractor in regards to construction performance.

#### **DELIVERABLES:**

Deliverables will include, but are not limited to:

#### **Program & Construction Management Services:**

- Provide project documentation obtained thru monitoring oversight that ensures conformance to scope, quality, and schedule.

- Documents related to resolutions for issues that maintain design, engineering, budgeting and construction standards.

**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 Contract Compliance has reviewed the proposed amendment and has 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</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. Ste. 1501 Chicago, IL 60601	MBE	10%	Direct	City of Chicago
ERS Enterprises	MBE	7%	Indirect	City of Chicago

100 N. LaSalle, Suite 1515 Chicago, IL 60602				
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:** \$194,260

**Charge to:** Office of Administrative and Procurement Services

**Source of Funds:** Capital Fund

**FY18:** 580000-92015-3005031-70000

**Respectfully submitted,**

**Juan Salgado**  
**Chancellor**

**October 5, 2017 - Office of Administrative and Procurement Services**