

34983

**ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
DECEMBER 7, 2023**

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

**TRUMAN BIOLOGY LAB RENOVATION
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
TRUMAN COLLEGE**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreements, to execute an agreement with Reed Construction for the renovation of the Truman Biology Labs for a period commencing no sooner than December 7, 2023 through December 6, 2025 for a total not to exceed cost of \$2,683,167.80

VENDOR: Reed Construction
600 W. Jackson Ave
Chicago, IL 60661

USER: Truman College

TERM:

The term of the agreement shall commence no sooner than December 7, 2023 and will continue through December 6, 2025.

SCOPE OF SERVICES:

Complete construction services as required to renovate the Truman Anatomy, Microbiology and Prep Labs as detailed in the drawings and specifications dated 07/25/2023 and bid documents MWJ-TR2404- Biology Labs Build-Out for Truman College.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The General Contractor is responsible for all aspects of construction to renovate and modernize the Anatomy, Microbiology and Prep Labs at Truman College. The remodeling of the 6,600 square foot lab spaces will include demolition and abatement of the 40-year-old casework, equipment, and fixtures. The renovation will provide a learning environment aligned with modern teaching methods and enhanced technology, equipment, safety, accessibility, and storage capabilities.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff and Bid #MWJ-TR2404 was publicly advertised on August 28, 2023 and issued to twenty-one (21) companies. A pre-bid meeting and site walk-thru was held on September 1, 2023. The following five (5) companies responded on October 13, 2023:

| | F.H. Paschen, S.N. Nielsen & Associates, LLC | Old Veteran Construction, Inc. | Pacific Construction Services, LLC | Reed Construction | Structures Construction, LLC |
|---|--|--------------------------------|------------------------------------|-----------------------|------------------------------|
| Base Bid (excluding the Owner's Allowance) | \$2,320,934.00 | \$2,370,215.00 | \$2,375,665.00 | \$2,262,988.00 | \$3,096,089.00 |
| Allowance No. 1 - Owner's unforeseen conditions (10%) | \$232,093.40 | \$237,021.50 | \$237,566.50 | \$226,299.00 | \$309,608.90 |
| Allowance No. 2 - Owner's equipment | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 |
| Allowance No. 3 | | | | \$5,000.00 | |
| TOTAL BASE BID INCLUDING ALLOWANCES | \$2,603,027.40 | \$2,657,236.50 | \$2,663,231.50 | \$2,544,287.80 | \$3,455,697.90 |
| Alternate No. 1 | \$70,000.00 | \$41,535.00 | \$42,286.00 | \$40,612.00 | \$99,875.00 |
| Alternate No. 2 | \$22,000.00 | \$79,537.50 | \$40,889.00 | \$86,474.00 | \$107,250.00 |
| Alternate No. 3 | \$11,500.00 | \$8,760.38 | \$12,370.00 | \$11,795.00 | \$13,855.00 |
| TOTAL BASE BID, ALLOWANCE, AND ALTERNATES | \$2,706,527.40 | \$2,787,069.38 | \$2,758,776.50 | \$2,683,167.80 | \$3,676,677.90 |

All bids were reviewed and staff recommends the acceptance of the lowest and most responsive bid received from Reed Construction to renovate the biology laboratories at Truman College.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and has determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation

Plan:

| <u>Vendor</u> | <u>MBE or</u> | <u>%</u> | <u>Participation</u> | <u>Certifying Agency</u> |
|---|-------------------|----------|----------------------|------------------------------|
| Market Contracting Services, Inc. 4201 W 36th St #320, Suite 320 Chicago, IL 60632 | MBE | 8% | Direct | City of Chicago |
| Pagoda Electric & Construction, Inc. 837 Oakton Street, Suite F-1 Elk Grove Village, Illinois 60007 | MBE | 19% | Direct | City of Chicago |
| Terry Plumbing Co. 5503 South La Grange Rd. Countryside, IL 60525 | WBE | 11% | Direct | State of Illinois |
| Slate Demolition LLC 1700 Parkes Drive Broadview, IL 60155 | WBE | 2% | 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: \$2,683,167.80

Charge to: The Office of Administrative and Procurement Services

Source of Funds: Capital Fund

FY24-FY26: 580000-92015-4005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

December 7, 2023 – The Office of Administrative and Procurement Services