

**34852**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**JULY 20, 2023**

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

**ARCHITECTURAL & ENGINEERING SERVICES – DAWSON TECHNICAL INSTITUTE**  
**PARKING LOT RENOVATION**  
**PRIMERA ENGINEERS**  
**THE OFFICE OF ADMINISTRATIVE AND PROCURMENT SERVICES**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel to the legal form of such an agreement, to execute an agreement with Primera Engineers LTD to provide architectural and engineering services for the renovation of the Dawson Technical Institute Parking Lot for the period commencing no sooner than July 13, 2023 through July 12, 2026 at a total cost not to exceed \$329,825.

**VENDOR:** Primera Engineers Ltd.  
550 W. Jackson Blvd, Suite 600  
Chicago, IL 60661

**USER:** Dawson Technical Institute

**TERM:**

The term of the agreement shall commence no sooner than July 13, 2023, and end on July 12, 2026.

**SCOPE OF SERVICES:**

Primera Engineers Ltd. shall provide design and engineering for the renovation of the parking lot at Kennedy King College’s satellite campus, Dawson Technical Institute. Work to include but not limited to:

- Evaluation for parking lot and storm water management system
- Schematic Design – development of two site plan options to maximize parking
- Construction drawings & specifications
- Permit & bidding
- Construction administration

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

The Office of Administrative Services and Procurement Services has reviewed this request for services and has determined that it would be in the best interest of Dawson Technical Institute to purchase architectural and engineering services from Primera Engineers Ltd. to design a high quality yet cost-effective parking lot that meets current code requirements and reflects City Colleges commitment to the sustainable design.

**VENDOR SELECTION CRITERIA:**

Pursuant to Board Policy, letter of interest, LOI# MWJ-DW2304 was posted publicly on the CCC Procurement website and notification was sent to all pre-qualified A/E firms (155) approved under Board Report # 34097. Two firms submitted a qualification package: 1) Globetrotters Engineering Corporation, 2) Primera Engineers Ltd.

Firms were evaluated based upon the following criteria:

- Prior performance of pre-qualified firm and its consultants, areas of expertise, including willingness to meet time and budget requirements
- Appropriate staff size including resumes of key personnel and disciplines of firm and consultants
- A narrative describing the experience and approach of methodology to address requirements of pre-qualified firm and its consultants with similar projects within the past five years
- Compliance with the CCC’s Minority and Women Business Enterprise Commitment Participation Plan

From the responses submitted, Primera Engineers Ltd. was selected as the most qualified to provide the services for this project based on its qualifications, past experience with similar projects, and experience with Higher Education facilities. In accordance with state law, CCC negotiated pricing with Primera Engineers Ltd., which submitted a pricing proposal of \$329,825. CCC has determined that the pricing proposal is in accordance with Capital Development Board guidelines and the evaluation committee has determined that Primera Engineers Ltd. best meets the needs of this project and of City Colleges of Chicago.

**MBE/WBE COMPLIANCE:**

The Office of Procurement Services has reviewed the proposed agreement and has found the Vendor to be in compliance with the Board Approved Participation Plan with a partial waiver of the MBE goal:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Primera Engineers Ltd. 550 W. Jackson Blvd, Suite 600 Chicago, Il 60661	WBE	62%	Direct	State of IL-- CMS

Environmental Design International 55 West Monroe St. Suite 1825 Chicago, IL 60603	MBE	4%	Direct	City of Chicago
CCS International 1815 South Meyers Road Oakbrook Terrace, IL 60181	MBE	3%	Direct	City of Chicago
Rubino Engineering Inc 425 Shepard Drive Elgin, IL 60123	WBE	3%	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:** \$329,825

**Charge To:** The Office of Administrative and Procurement Services

**Source of Funds:** Capital Fund

**FY24:** 580000-92015-1105031-70000

Respectfully submitted,

Juan Salgado  
Chancellor

July 13, 2023 – The Office of Administrative and Procurement Services