

34948
ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
NOVEMBER 2, 2023

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

ARCHITECTURAL AND ENGINEERING SERVICES
WRIGHT COLLEGE STEM LABS AND INNOVATION CENTER
MORENO ARCHITECTS LTD. DBA JGMA
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 Moreno Architects Ltd. dba JGMA to provide architectural and engineering services for design and construction of STEM labs and innovation labs at Wright College for the period commencing no sooner than November 2, 2023 through December 31, 2026, at a total cost not to exceed \$1,142,400, with one (1) option to renew for a one-year period.

VENDOR: Moreno Architects Ltd. dba JGMA
223 West Ohio Street
Chicago, Illinois 60654

USER: Wright College

TERM:

The term of the agreement shall commence no sooner than November 2, 2023 and end on December 31, 2026 with one (1) option to renew for a one-year period.

SCOPE OF SERVICES:

Moreno Architects Ltd. dba JGMA shall provide complete design and engineering services for two new STEM labs and renovation of portions of the Learning Resource Center (LRC) Building to create an Innovation Center at Wright College. Work to include but not limited to:

- Schematic design phase services
- Design development phase services
- Construction documents
- 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 Wright College to purchase

architectural and engineering services from Moreno Architects Ltd. dba JGMA to create new state of the art learning spaces that support the academic vision of Wright College.

VENDOR SELECTION CRITERIA:

Pursuant to Board Policy, letter of interest, LOI# MWJ-WR2314 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. Ten firms submitted a qualification package: 1) Bailey Edward Design, Inc., 2) EC Purdy & Associates, (3) Holabird & Root, (4) Moreno Architects Ltd. dba JGMA, (5) M.E.P. Infrastructure Solutions, Inc., (6) Nia Architects, Inc., (7) Stephen Rankin Associates, PC; (8) STL Architects, Inc.; (9) FGM Architects, Inc.; and, (10) Globetrotters Engineering Corporation.

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, JGMA was selected as the most qualified to provide the services for this project based on its qualifications, experience with similar projects, experience with higher education facilities, and innovative design. In accordance with state law, CCC negotiated pricing with JGMA, which submitted a pricing proposal of \$1,142,400. CCC has determined that the pricing proposal is in accordance with Capital Development Board guidelines and the evaluation committee has determined that JGMA 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 compliance plan and has determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation Plan:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Moreno Architects Ltd. DbA JGMA 223 W. Ohio St. Chicago, IL 60654	MBE	64%	Direct	State of Illinois

Helen Torres & Associates, PLLC 2710 W. Jerome St. Chicago, IL 60645	WBE	8%	Direct	City of Chicago
CCS International 1815 South Meyers Road Oakbrook Terrace, IL 60181	MBE	1%	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: \$1,142,400

Charge To: The Office of Administrative and Procurement Services

Source of Funds: Capital Fund

FY24: 580000-92015-7005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

November 2, 2023 – The Office of Administrative and Procurement Services