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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
APRIL 4, 2024

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

AUTHORIZING PROJECT FORMULATION SERVICES WITH THE PUBLIC BUILDING COMMISSION
FOR THE MALCOLM X COLLEGE LEARNING CENTER
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220 et seq., as amended, authorizes public agencies to enter into agreements and contracts to perform any governmental service, activity, or undertaking authorized by law upon approval of their respective governing bodies; and

WHEREAS, the Public Building Commission of Chicago (PBC), was created pursuant to the Public Building Commission Act of the State of Illinois for the purpose, among others, of facilitating the development and construction of public buildings, improvements and facilities for use by local public agencies in the furnishing of essential governmental services; and

WHEREAS, pursuant to Board Report 34805 adopted on June 1, 2023, the District entered into a Master Intergovernmental Agreement (IGA) with the PBC to coordinate and manage the planning, design and construction, as applicable of Projects on behalf of the District and that CCC may from time-to-time request that the PBC undertake Projects in addition to the Initial Projects included in the IGA;

WHEREAS, the District is interested in acquiring certain land in the Washington Park neighborhood currently owned by the Chicago Transit Authority, and constructing a facility on such land to be used as a learning center for Malcom X College (the "Washington Park Facility") in which a clinical lab technician program and other programs related to the medical field will be offered;

WHEREAS, the District has determined that it is desirable, advantageous and in the public interest to engage the PBC for project formulation services for the Washington Park Facility. Such services shall include a wide range of planning and pre-construction activities, such as, but not

limited to, site selection, zoning and planned development support, environmental testing, programming and concept design, design development, and cost estimation (collectively, the “Project Formulation Services”);

WHEREAS, the District continues to explore various options regarding the financing of the anticipated \$40 Million Washington Park Facility, as well as options for the additional financing and operations of a potential shared parking garage with the University of Chicago; and

WHEREAS, these Project Formulation Services shall proceed under the Intergovernmental Agreement between the PBC and CCC and by acceptance of this request the term of the IGA shall remain as the later of June 30, 2028 or until Final Completion and Acceptance of any Projects subject to the IGA;

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such document, to execute a Project Formulation Services Request with the PBC for the Washington Park Facility under the Master IGA at a not to exceed cost of \$2,000,000 for such Project Formulation Services.

April 4, 2024 – Office of Administrative and Procurement Services