

35021
ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508

FEBRUARY 1, 2024

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

ARCHITECTURAL AND ENGINEERING SERVICES
SCHOOL OF NURSING EXPANSION
KENNEDY-KING COLLEGE
URBANWORKS LTD
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT 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 UrbanWorks, Ltd. to provide architectural and engineering services for design and construction of an expansion of the School of Nursing at Kennedy-King College for the period commencing no sooner than February 1, 2024 through January 31, 2027, at a total cost not to exceed \$667,500 with one (1) option to renew for a one-year period.

VENDOR: UrbanWorks, Ltd.
125 S. Clark Street, Suite 2070
Chicago, Illinois 60603

USER: Kennedy King College

TERM:

The term of the agreement shall commence no sooner than February 1, 2024 and end on January 31, 2027 with one (1) option to renew for a one-year period.

SCOPE OF SERVICES:

UrbanWorks, Ltd. shall provide complete design and engineering services for the School of Nursing Expansion at Kennedy-King College. Work will include but is not limited to:

- State-of-the-art nursing laboratories, classrooms and accompanying student learning and experimenting spaces
- Assessment of the existing library
- Schematic design phase services
- Design development phase services
- Construction documents
- Permit & bidding
- Construction administration

- Renovation of existing space includes but is not limited to the following:
 - (2) 30-student classrooms
 - 4-6 simulated hospital suites
 - 2-4 observation rooms (adjoining the simulation suites)
 - Mock reception/nursing station
 - briefing/conference rooms
 - 5-6 staff offices
 - Quiet study spaces
 - Collaborative study areas
 - Technology inputs for high fidelity mannequins & equipment
 - Area for student lockers
 - Storage

BENEFIT TO CITY COLLEGES OF CHICAGO:

The Office of Administrative and Procurement Services has reviewed this request for services and has determined that it would be in the best interest of Kennedy-King College to purchase architectural and engineering services from UrbanWorks, Ltd. to create new state of the art learning spaces that support the academic vision of Nursing at Kennedy-King College, thereby expanding the program to reach a broader student population.

VENDOR SELECTION CRITERIA:

Pursuant to Board Policy, letter of interest, LOI# MWJ-KK2405 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. Thirteen firms submitted a qualification package: 1) Bailey Edward Design, Inc., 2) Cordogan Clark, 3) EC Purdy & Associates, 4) Eckenhoff Saunders Architects, 5) Globetrotters Engineering Corporation, 6) Holabird & Root, 7) M.E.P. Infrastructure Solutions, Inc., (8) Nia Architects, Inc., 9) RATIO States PLLC, 10) Solomon Cordwell Buenz, 11) Stantec Architecture Inc. 12) UrbanWorks Ltd., and 13) Senga Architects.

Senga Architects is not on the pre-qualified A/E firm list (Board Report 34097) and was not evaluated.

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, UrbanWorks Ltd. was selected as the most qualified to provide the services for this project based on its qualifications, experience with similar projects (including Nursing simulation labs), experience with higher education facilities, and innovative design. In accordance with state law, CCC negotiated pricing with UrbanWorks Ltd., which

submitted a pricing proposal of \$667,500. CCC has determined that the pricing proposal is in accordance with Capital Development Board guidelines and the evaluation committee has determined that UrbanWorks, 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 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>
UrbanWorks Ltd. 125 S. Clark St. Chicago, IL 60603	WBE	75%	Direct	Cook County
Dynacept Engineering, Ltd. 2250 E. Devon Ave. Des Plaines, IL 60018	MBE	10%	Direct	City of Chicago
JAQ Corp. Int, PC 27 N Wacker Drive, Ste #430 Chicago, IL 60606	MBE	11%	Direct	Cook County
CCS International 1815 South Meyers Road Oakbrook Terrance, IL 60181	MBE	4%	Direct	State of Illinois

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: \$667,500

Charge To: The Office of Administrative and Procurement Services

Source of Funds: Capital Fund

FY24: 580000-92015-1005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

February 1, 2024 – The Office of Administrative and Procurement Services