

35034
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 7, 2024

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

**AMENDING AN UNDERTAKING REQUEST WITH THE PUBLIC BUILDING COMMISSION FOR
CONSTRUCTION AND RENOVATION SERVICES
MALCOLM X COLLEGE – WEST SIDE LEARNING CENTER
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**

AMENDMENT TO BOARD REPORT 34805

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 both 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 a specific “Undertaking Request” with PBC in accordance with the IGA Exhibit A-1 “Initial Projects” for the estimated value of \$9,500,000 for West Side Learning Center for the design and construction of a Community Center Addition, as well as targeted renovations of the existing structure;

WHEREAS, the total project cost estimate has been revised to \$15,000,000 based on updated cost estimates as well as additional, necessary renovations to the existing facility. The revised and expanded scope includes the following.

- New 7,680 square foot addition to include new entry vestibule & lobby w/security control and link to existing multi-purpose assembly room with capacity for approximately 460 occupants, divider partition and chair storage, pre-function and lounge area, restrooms, catering room with storage, outdoor covered landscape patio, and mechanical/electrical/fire protection support spaces and equipment.

- LEED silver certification for the addition.
- Site development to include resurfaced and striped asphalt parking lot with 70 spaces including three ADA spaces and EV-ready stations, new trash enclosure, bicycle racks, and site water management.
- Renovations to the existing building to support the Community Center addition include:
 - Reconfiguration of existing restrooms to create an all-gender, single user restroom(s)
 - Lobby renovation and re-cladding with interior signage and graphics
 - New fire-rated doors and wall assembly for rated building separation, as required by fire code
 - Replacing windows with upgraded, rated glass in select locations, as required by fire code
 - Lobby to basement stair upgrades
 - New fire alarm system
 - New intermediate distribution frame (IDF) closet
 - Roof replacement
 - Air handling unit replacement, with new high-efficiency units; and
 - Security controls in the corridors.
- Allowance for other interior renovations

WHEREAS, Malcolm X College expects to receive grant funding to assist with payment;

WHEREAS, this Project shall proceed under this Intergovernmental Agreement between the PBC and CCC and by acceptance of this increased Undertaking 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; and

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 Undertaking Request, to execute a revised Undertaking Request with the PBC for the construction of the West Side Learning Center Community Center and these additional renovations to the existing facility under the Master IGA at a not to exceed cost of \$15,000,000 for the Project.

March 7, 2024 – The Office of Administrative and Procurement Services