

35427
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 6, 2025

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

RESOLUTION
AMENDING AN UNDERTAKING REQUEST WITH THE PUBLIC BUILDING COMMISSION FOR
CONSTRUCTION AND RENOVATION SERVICES
MALCOLM X COLLEGE – WEST CAMPUS
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 34085 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 with the IGA Exhibit A-1 “Initial Projects” for the Malcolm X West Campus (then known as the West Side Learning Center) for the design and construction of a Community Center Addition; and

WHEREAS, pursuant to Board Report 35034 adopted on March 7, 2024 the Board authorized expenditures not to exceed \$15,000,000 for the Malcolm X West Campus Community Center Addition and associated renovations to the existing facility; and

WHEREAS, total project cost has been revised to \$17,000,000 based on actual construction bids and final professional services contracts received by the PBC.

Contractors Guaranteed Maximum Price (GMP) (includes \$306K contractor's contingency and \$306K owner's contingency)	\$13,833,537
PBC Project Implementation: PBC project management, administration, legal fees, & document controls and reproduction	\$1,307,500
Planning & Design - Professional Services Planning, design, engineering, permitting, construction administration, & commissioning	\$1,096,935
Site Preparation & Testing Utility services, environmental oversight, independent testing & observation, & photo documentation	\$262,892
Project Contingency	\$499,136
Project Total	\$17,000,000

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 Malcolm X West Campus Community Center and the additional renovations to the existing facility under the Master IGA at a not to exceed cost of \$17,000,000 for the Project.

March 6, 2025 – The Office of Administrative and Procurement Services