

**35669**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**NOVEMBER 6, 2025**

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

**ARCHITECTURAL AND ENGINEERING SERVICES**  
**PARKING LOT RENOVATION**  
**SPAAN TECH, INC.**  
**THE OFFICE OF ADMINISTRATIVE AND PROCURMENT SERVICES**  
**DAWSON TECHNICAL INSTITUTE**

**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 SPAAN Tech, Inc. to provide architectural and engineering services for the renovation and expansion of the Dawson Technical Institute parking lot for the period from November 6, 2025, through November 5, 2028, at a total cost not to exceed \$786,692.50.

**VENDOR:** SPAAN Tech, Inc.  
311 S. Wacker Drive, Suite 3200  
Chicago, IL 60606

**USER:** Dawson Technical Institute

**TERM:**

The term of the agreement shall commence no sooner than November 6, 2025, and end on November 5, 2028, with the option to renew for an additional one (1) year period.

**SCOPE OF SERVICES:**

SPAAN Tech, Inc. shall provide architectural and engineering services necessary for the renovation and expansion of the Dawson Technical Institute parking lot. Scope of work will include but is not limited to the re-configuring of the parking lot, the overhead electrical line worker and gas utility outdoor training areas, as well as other potential adjacent space to maximize the amount of available parking while maintaining space for these academic programs. Services will also include cost estimating, surveying, and environmental testing.

**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 the District to purchase architectural and engineering services from SPAAN Tech, Inc, for the renovation and expansion

of the Dawson Technical Institute parking lot based on their experience with relevant projects. The existing parking lot and loading dock are in fair to poor condition. Renovating and expanding the lot will improve the overall condition of the facility, allow for more parking to meet current demands, and activate underutilized land.

**VENDOR SELECTION CRITERIA:**

Pursuant to Board Policy, letter of interest, LOI# MWJ-DT2501 was posted publicly on February 6, 2025, on the CCC Bonfire portal and notifications were sent to all pre-qualified A/E firms (155) approved under Board Reports 34097 and 34924. Two firms submitted a qualification package on March 5, 2025: (1) Globetrotters Engineering Corporation and (2) SPAAN Tech, Inc.

Firms were evaluated based upon the following criteria:

- Prior performance of pre-qualified firm and its consultants, areas of expertise and including willingness to meet time and budget requirements
- Appropriate staff size including resumes of key personnel and disciplines of firm and consultants. A professional cost estimator is preferred.
- A narrative describing experience in related green infrastructure to address requirements of pre-qualified firms and their consultants with similar projects within the past five (5) years and project approach.
- Compliance with the CCC's Minority and Women Business Enterprise Commitment Participation Plan

From the responses submitted, SPAAN Tech, Inc. was selected as the most qualified to provide the services for this project based on its qualifications, experience with similar projects, and experience with higher education facilities. In accordance with state law, CCC negotiated pricing with SPAAN Tech, Inc., which submitted a pricing proposal of \$786,692.50. CCC has determined that the pricing proposal is in accordance with Capital Development Board guidelines, and the evaluation committee has determined that SPAAN Tech, Inc. best meets the needs of this project and of the City Colleges of Chicago.

**MBE/WBE COMPLIANCE:**

The Office of Procurement Services has reviewed the proposed compliance plan and determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation Plan:

<b><u>Vendor</u></b>	<b><u>MBE or WBE</u></b>	<b><u>%</u></b>	<b><u>Participation</u></b>	<b><u>Certifying Agency</u></b>
SPAAN Tech, Inc. 311 S. Wacker Drive Suite 3200 Chicago, IL 60606	MBE	81	Direct	City of Chicago
Site Design Group, Ltd. 888 S Michigan Ave., Unit PH1 Chicago, IL 60605	MBE	9	Direct	City of Chicago
Environmental Design International, Inc. 33 W. Monroe St. Suite 1825	WBE	3	Direct	City of Chicago

Chicago, IL 60603				
Strata Earth Services, LLC 530 W. Colfax St. Palatine, IL 60067	WBE	3	Direct	Cook County; State of IL - CEI
Rubino Engineering, Inc. 425 Shepard Drive Elgin, IL 60123	WBE	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:** \$786,692.50

**Charge To:** The Office of Administrative and Procurement Services

**Source of Funds:** Capital Fund

**Budget Line:** 580000-92015-1105031-70000

**Respectfully submitted,**

**Juan Salgado**  
Chancellor

**November 6, 2025 – The Office of Administrative and Procurement Services**