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ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
OCTOBER 9, 2025

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

ARCHITECTURAL AND ENGINEERING SERVICES
DISTRICT WIDE FACILITIES CONDITION ASSESSMENT
WIGHT & COMPANY
OFFICE OF ADMINISTRATIVE AND PROCURMENT SERVICES
DISTRICT WIDE

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 Wight & Company to provide architectural and engineering services for the development of a comprehensive District Wide Facilities Condition Assessment for the period from October 9, 2025, through March 31, 2031, at a total cost not to exceed \$1,095,436.

VENDOR: Wight & Company
211 N. Clinton
Chicago, IL 60661

USER: District Wide

TERM:

The term of the agreement shall commence no sooner than October 9, 2025, and end on March 31, 2031.

SCOPE OF SERVICES:

Wight & Company shall provide architectural and engineering services to develop a comprehensive Facilities Condition Assessment of all seven campuses and four satellite buildings to support the effective management of our facilities and prioritize capital investments over the next 5 fiscal years. Scope of services include but are not limited to:

- Documentation of existing conditions and interviews with key personnel
- Detailed review, determination of remaining life, and replacement costs of building systems such as boilers chillers, roof-top units, cooling towers, electrical motors, transformers, generators, water heaters, pumps, roofing, site paving and driveways.
- Visual inspection of representative samples, remaining life values, priority scoring, and replacement costs of groups of assets such as BAS systems, unit heaters, lighting, water fountains, bathroom plumbing fixtures, exterior walls, windows, ceiling finishes, and fire detection systems.

- Identifying deficiencies of systems visually observed during general walk-through such as foundations, ductwork, electrical distribution system, casework, millwork, wall finishes, and site lighting.
- Prepare replacement cost estimates and action to address deficiencies
- Prepare REVEAL dashboard and Facilities Condition Assessment report, this will be a living document that will be updated yearly for the term of the contract. The REVEAL Capital Planning module is an interactive visualization, reporting and communication tool for asset management.
- Capital Planning Support: Wight will train CCC team members to interpret the data, customize data exports, prioritize projects, identify design and engineering needs, update cost estimates, and timelines.
- Quarterly updates to capture newly installed or replaced assets and annual revised pricing for all assets to account for inflation, industry cost trends, or other escalations.
- Annual report and/or presentation highlighting major changes from the prior year including a list of critical assets coming up for replacement.

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 Wight & Company for a comprehensive Facilities Condition Assessment. This assessment will provide an accurate picture of CCC's deferred maintenance allowing us to prioritize capital projects and request State funding. Aligning the term of the agreement with the FY27-FY31 Capital Plan is a cost-effective way to ensure the data remains accurate. In addition, maintaining an up-to-date asset inventory will allow CCC to continue making informed, data-driven decisions on building-related capital needs for years to come.

VENDOR SELECTION CRITERIA:

Pursuant to Board Policy, letter of interest, LOI# MWJ-DW2519 was posted publicly on the CCC Procurement website and notification was sent to all pre-qualified A/E firms (155) approved under Board Reports 34097 and 34924. Six firms submitted a qualification package on May 14, 2025: 1) Globetrotters Engineering Corporation, 2) Johnson Lasky Kindelin Architects, (3) Milhouse Engineering and Construction, Inc, (4) SPAAN TECH, (5) Tilton, Kelly + Bell, PLLC and (6) Wight & Company.

Firms were evaluated based upon the following criteria:

- Prior performance of pre-qualified firm and its consultants with facility assessments and related estimates
- Prior performance with Facilities Assessment multi-site institutions/higher education facilities in the past 5 years
- Commitment to provide responsive and timely and cost-effective professional services. Clearly demonstrating your firm's ability to deliver responsive and timely projects for a competitive fee.
- Appropriate staff size and experience, including resumes of key personnel and disciplines of firm and consultants highlighting relevant experience.
- A narrative detailing/describing project approach of pre-qualified firm and its consultants with similar projects within the past five (5) years.

- Compliance with the CCC's Minority and Women Business Enterprise Commitment Participation Plan

From the responses submitted, Wight & Company 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 Wight & Company, which submitted a pricing proposal of \$1,095,436. CCC has determined that the pricing proposal is in accordance with Capital Development Board guidelines and the evaluation committee has determined that Wight & Company 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 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> |
|--|--------------------------|-----------------|-----------------------------|---------------------------------|
| B+A Engineers, Ltd. dba CCJM Engineers, Ltd. 303 E. Wacker Dr., Suite 303 Chicago, IL 60601 | MBE | 25 | Direct | City of Chicago |
| CCS International, Inc. 1815 S. Meyers Rd., Suite 1070 Oak Terrace, IL 60181 | MBE | 2 | Direct | City of Chicago |
| Altus Works, Inc. 4224 N. Milwaukee Ave Chicago, IL 60641 | WBE | 8 | Direct | Cook County |

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: \$1,095,436

Charge To: Office of Administrative and Procurement Services

Source of Funds: Capital Fund

Budget Line: 580000-92015-XX05031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

October 9, 2025 – Office of Administrative and Procurement Services