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ADOPTED - BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
AUGUST 1, 2013

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

JOB ORDER CONTRACTING (JOC) AGREEMENTS
DISTRICT WIDE
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute agreements with the vendors listed below to provide Job Order Contracting (JOC) services for the repair, remodeling, and deferred maintenance projects for the District for the period from September 1, 2013 through August 31, 2015. Each vendor will be awarded work not to exceed \$4,000,000 during the contract term with a minimum guarantee of \$25,000 in an effort to support the capital plan. The Board authorizes a total appropriation for JOC projects not to exceed \$48,000,000 for the contract term.

VENDORS:	Old Veteran Construction, Inc. 10942 South Halsted Chicago, Illinois 60628	Construx, LLC 2300 West Diversey Chicago, Illinois 60647
	Robe Construction Corp. 6150 North Northwest Highway Chicago, Illinois 60631	AGAE Contractors, Inc. 4549 North Milwaukee Chicago, Illinois 60630
	FH Paschen/SN Nielsen & Associates, LLC 5515 North East River Road Chicago, Illinois 60656	Ujamaa Construction, LLC 7744 South Stony Island Chicago, IL 60649

USER: District Wide

TERM:

The term of the agreements will begin on September 1, 2013 and end on August 31, 2015, with two options to renew for two additional 24 month terms.

SCOPE OF SERVICES:

The scope of services is determined as the need arises. Generally, it will be for the contractor to perform room build-outs, roof repairs, electrical work, plumbing work, parking lot repairs, space renovations, ceiling repairs, mechanical upgrades, and miscellaneous repair projects. The total cost of each project is not to exceed \$500,000.

BENEFIT TO CITY COLLEGES OF CHICAGO:

JOC is a system that is employed by government entities throughout the country and within the City of Chicago and its sister agencies to accomplish construction improvements in a timely and cost effective manner. It has worked very effectively for City Colleges of Chicago (CCC) over the past several years by allowing CCC to renovate spaces quickly in reaction to academic and administrative needs. The program reduces start to finish construction time by approximately 50% and is necessary to support the District’s capital plan.

DELIVERABLES:

As directed by CCC, the vendors will provide timely pricing for selected projects based on the pre-priced construction catalogue developed by the Gordian Group. Upon pricing and Board approval the selected vendors will immediately commence work and complete all projects in a workmanlike manner in accordance with CCC’s schedule.

VENDOR SELECTION CRITERIA:

On April 19, 2013, Request for Proposal (RFP) RG1302 was advertised for JOC services. Fourteen firms were notified and on April 30, 2013, a pre-proposal conference was held. The following seventeen firms responded to the RFP: 1) Pacific Construction Services, Inc.; 2) Robe Construction Corp; 3) A Vet Communications, Inc.; 4) Meccor Industries, Ltd.; 5) AGAE Contractors, Inc.; 6) FH Paschen/SN Neilsen & Associates, LLC.; 7) Construx, LLC; 8) Old Veteran Construction, Inc.; 9) Kellogg Brown & Root; 10) Star & Crest Decorating, Inc.; 11) Chicago Commercial Contractors, Inc.; 12) Leopardo Construction, Inc.; 13) Speedy Gonzalez Landscaping, Inc.; 14) McDonagh Demolition, Inc.; 15) K.R. Miller Contractors, Inc.; 16) Lawdensky Construction Co., Inc.; and 17) Ujamaa Construction, LLC.

Firms bid factors from the book price established by the Gordian Group for regular time, non-regular time, and non-prepriced items. Published mathematical formulas were applied to the factors resulting in a final Combined Adjustment Factor. Any firm with a Combined Adjustment Factor below a pre-determined but unpublished factor of .915 took part in a test project. Five firms took part in the test (Star & Crest, Old Veteran Construction, Construx, Lawdensky Construction and A VET Communication.) None were disqualified based on the test project results. Of the seventeen firms, seven were disqualified for either failing to deliver all mandatory documents required in the RFP or delivering the documents in an unacceptable manner.

From the responses submitted, CCC determined that it would be in its best interest to offer contracts to the six firms with the lowest Combined Adjustment Factors that submitted all required documents. The six firms are as follows:

Firm

Combined Adjustment Factor

Old Veteran Construction, Inc. (MBE)	0.8920
Construx, LLC (MBE)	0.8990
Robe Construction Corp.	0.9159
AGAE Contractors, Inc.	0.9160
FH Paschen/SN Neilsen & Associates, LLC	0.9252
Ujamaa Construction, LLC (MBE)	0.9300

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the RFP responses from the selected vendors and determined that each vendor has provided sufficient proof of its commitment to meet CCC’s goals by naming MBE/WBE firms it regularly contracts with on public projects. The selected vendors’ M/WBE Plans will also be evaluated at the time of subsequent project agreements. Additionally, the selected JOC vendors’ compliance achievement will be evaluated collectively and individually on a quarterly basis throughout the overall contract term.

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 FY14 – FY16: \$24,000,000 Annually

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

