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**ADOPTED – BOARD OF TRUSTEES  
COMMUNITY COLLEGE DISTRICT NO. 508  
OCTOBER 5, 2017**

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

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

**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 October 5, 2017 through September 30, 2020. Each vendor will be awarded work not to exceed \$1,800,000 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 \$36,000,000 for the contract term.

**VENDORS:**

AGAE Contractors 4549 N. Milwaukee Ave Chicago, IL 60630	Karry L. Young Development (MBE) LLC. 1010-12 Bellwood Ave. Bellwood, IL. 60104	UJAMAA Construction, Inc. (MBE) 7744 S. Stony Island Ave, Chicago, IL 60649
McDonagh Demolition 1269 W. LeMoyne Chicago, IL 60642	Mundo Electric Co. (MBE) 5313 S. Natoma Ave. Chicago, IL. 60638	Tyler Lane Construction, Inc. 999 E. Touhy Ave. Suite 450 DesPlaines, IL 60018
Sugrue Builders, LLC. 6831 N. Olcott Chicago, IL. 60631	Antigua, Inc. 3604 N. Laverne (M/WBE) Chicago, IL. 60641	CREA Construction, Inc. (M/WBE) 161 N Clark Suite 1600 Chicago IL 60601
FH Paschen / SN Neilsen & Assoc. 5515 N. East River Road Chicago, IL 60656	Pacific Construction Services 4700 N. Ravenswood Ave, Suite B Chicago, IL 60640	Star & Crest Décor (M/WBE) 7538 S. Langley Chicago, IL 60619
Old Veterans Construction (MBE) 10942 S. Halsted St. Chicago, IL 60628	K.R. Miller Contractors 1624 Colonial Parkway Inverness, IL 60067	Coleman Development Corporation (MBE) 7258 S Halsted St. Chicago, IL 60621
Speedy Gonzalez (MBE) 10624 S.Torrence Ave. Chicago, IL 60617	The Bowa Group, Inc. (MBE) 7050 S.Stony Island Ave. Chicago, IL 60649	Airzone Heating and Cooling (MBE) 2027 W. 82nd St. Chicago, IL 60620

CCC-DSR JV 9101 S. Baltimore Ave. Chicago, IL 60617	Structures Construction LLC. 2300 Diversey Ave. Chicago, IL. 60647	Miles Development ,Inc. (MBE) 8020 S Elizabeth Ave. Chicago, IL 60620
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**USER:** District Wide

**ORIGINAL TERM:**

The term of the agreements will begin on October 5, 2017 and end on September 30, 2020, 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 June 22, 2017 Sealed Bid #JM1701 was advertised for JOC services. Five hundred and three firms were notified including the assist agencies and on June 28, 2017, a pre-proposal conference was held. The twenty-two firms responded to the RFP:

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. Unique Casework Installations, Inc. was deemed non-responsive for failure to comply with the submittal requirements of pricing.

From the responses submitted, CCC determined that it would be in its best interest to offer contracts to the twenty-one firms that submitted all required documents. The twenty-one firms are as follows:

<b>JOC Firm</b>	<b>Combined Adjustment Factor</b>
<b>AGAE Contractors 4549 N. Milwaukee Ave Chicago, IL 60630 Julie Perio, President &amp; Secretary</b>	0.7995
<b>McDonagh Demolition 1269 W. LeMoyne Chicago, IL 60642 Geraldine Mc Donagh, President</b>	0.7998
<b>Sugrue Builders, LLC. 6831 N. Olcott Chicago, IL. 60631 James Sugrue, Member</b>	0.8055
<b>FH Paschen / SN Neilsen &amp; Assoc. 5515 N. East River Road Chicago, IL 60656 Frank H. Paschen, Sole Director</b>	0.8072
<b>Old Veterans Construction (MBE) 10942 S. Halsted St. Chicago, IL 60628 Jose Maldonado, President</b>	0.8290
<b>Speedy Gonzalez (MBE) 10624 S.Torrence Ave. Chicago, IL 60617 Jose R. Gonzalez, President</b>	0.8342
<b>CCC-DSR JV 9101 S. Baltimore Ave. Chicago, IL 60617 Jennifer Cullen, President</b>	0.8781
<b>Karry L. Young Development (MBE) LLC. 1010-12 Bellwood Ave. Bellwood, IL.</b>	0.8900

<b>60104 Karry L. Young, President</b>	
<b>Mundo Electric Co. (MBE) 5313 S. Natoma Ave. Chicago, IL. 60638 Grace E. Lucio, President, Pete Lucio, Director</b>	0.8927
<b>Antigua, Inc. 3604 N. Lavergne (M/WBE) Chicago, IL. 60641 Edith De La Cruz, President</b>	0.8951
<b>Pacific Construction Services 4700 N. Ravenswood Ave, Suite B Chicago, IL 60640 Ike Hong, President</b>	0.9013
<b>K.R. Miller Contractors 1624 Colonial Parkway Inverness, IL 60067 Keith R. Miller, President</b>	0.9082
<b>The Bowa Group, Inc. (MBE) 7050 S.Stony Island Ave. Chicago, IL 60649 Nosa Ehimwenman, President and CEO</b>	0.9153
<b>Structures Construction LLC. 2300 Diversey Ave. Chicago, IL. 60647 Constantine Fourtas, President</b>	0.9250
<b>UJAMAA Construction, Inc. (MBE) 7744 S. Stony Island Ave, Chicago, IL 60649 Jimmy Akintonde, President</b>	0.9505
<b>Tyler Lane Construction, Inc. 999 E. Touhy Ave. Suite 450 DesPlaines, IL 60018 Larry Vacava, President</b>	0.9760
<b>CREA Construction, Inc. (M/WBE) 161 N Clark Suite 1600</b>	1.0550

<b>Chicago IL 60601</b> <b>Rea Johnson, President</b>	
<b>Star &amp; Crest Décor (M/WBE)</b> <b>7538 S. Langley</b> <b>Chicago, IL 60619</b> <b>Sondra Muhammad,</b> <b>President</b>	1.0794
<b>Coleman Development Corporation (MBE)</b> <b>7258 S Halsted St. Chicago, IL 60621</b> <b>Lester Coleman, President</b>	1.1059
<b>Airzone Heating and Cooling (MBE)</b> <b>2027 W. 82nd St.</b> <b>Chicago, IL 60620</b> <b>Warshaw King, Partner</b>	1.133
<b>Miles Development ,Inc. (MBE)</b> <b>8020 S Elizabeth Ave.</b> <b>Chicago, IL 60620</b> <b>Tabatha Miles, CEO</b>	1.3800

Projects will be quoted through Bidsafe with rotation of the JOC firms to ensure each firms is afforded an opportunity to provide work throughout the contract term. The job will be bid based on the JOC firms and capacity to ensure success for all.

#### **MBE/WBE COMPLIANCE:**

The Office of Contract Compliance has reviewed the bid responses from the selected vendors and has determined that each vendor has provided sufficient proof of their commitment to meet the Board Approved Participation goals by naming MBE/WBE firms they regularly contract with on public projects.

Additionally, the selected vendors' MBE/WBE specific plans will be evaluated at the time of subsequent Job Order Contracts. Also, the selected JOC vendors' compliance achievement will be evaluated 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:** \$12,000,000 Annually

**Charge to:** District Wide

**Source of Funds:** Capital Fund

**FY17 – FY19:** Various

**Respectfully submitted,**

**Juan Salgado**

**Chancellor**

**October 5, 2017 – Office of Administrative and Procurement Services**