

# 34029

ADOPTED-BOARD OF TRUSTEES  
COMMUNITY COLLEGE DISTRICT NO. 508  
AUGUST 6, 2020

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

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

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreements, to exercise the option to renew 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 1, 2020 through September 30, 2022. Each vendor may be awarded work not to exceed \$1,800,000 during the renewal term. The Board authorizes a total appropriation for JOC projects not to exceed \$24,000,000 for the renewal term.

**VENDORS:**

AGAE Contractors 4549 N. Milwaukee Ave Chicago, IL 60630	Karry L. Young Development LLC 1010-12 Bellwood Ave. Bellwood, IL 60104	UJAMAA Construction, Inc. 7744 S. Stony Island Ave Chicago, IL 60649
McDonagh Demolition 1269 W. LeMoyné Chicago, IL 60642	Mundo Electric Co. 5313 S. Natoma Ave. Chicago, IL 60638	Tyler Lane Construction, Inc. 999 E. Touhy Ave, Suite 450 Des Plaines, IL 60018
Sugrue Builders, LLC 6831 N. Olcott Chicago, IL 60631	Antigua, Inc. 3604 N. Lavergne Chicago, IL 60641	CREA Construction, Inc. 161 N Clark, Suite 1600 Chicago, IL 60601
FH Paschen/SN Neilsen & Assoc. 5515 N. East River Road Chicago, IL 60656	Structures Construction LLC. 2300 Diversey Ave. Chicago, IL 60647	Star & Crest Décor 7538 S. Langley Chicago, IL 60619
Old Veterans Construction 10942 S. Halsted St. Chicago, IL 60628	K.R. Miller Contractors 1624 Colonial Parkway Inverness, IL 60067	Miles Development, Inc. 8020 S Elizabeth Ave. Chicago, IL 60620

Speedy Gonzalez 10624 S. Torrence Ave. Chicago, IL 60617	The Bowa Group, Inc. 7050 S. Stony Island Ave. Chicago, IL 60649	Airzone Heating and Cooling 2027 W. 82nd St. Chicago, IL 60620
CCC-DSR JV 9101 S. Baltimore Ave. Chicago, IL 60617		

**USER:** District Wide

**ORIGINAL TERM:**

The term of the agreements began on October 5, 2017 and will end on September 30, 2020, with two (2) options to renew for two (2) additional 24-month terms.

**RENEWAL TERM:**

The first renewal term shall begin on October 1, 2020 and end on September 30, 2022, with one (1) option remaining to renew for one (1) additional 24-month term.

**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. Projects with a value greater than \$25,000 will be presented to the Board for prior approval.

**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. Twenty-two (22) 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-pre-priced items. Per Board Report #33312, adopted on October 5, 2017, CCC determined that it would be in its best interest to offer contracts to the twenty-one (21) firms that submitted all required documents.

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. The Combined Adjust Factors for nineteen (19) vendors are listed below (Coleman Development Corporation and Pacific Construction Services' contracts will not be renewed).

<u>JOC Firm</u>	<u>Combined Adjustment Factor</u>	<u>JOC Firm</u>	<u>Combined Adjustment Factor</u>
AGAE Contractors	0.7995	Mundo Electric Co.	0.8927
McDonagh Demolition	0.7998	Antigua, Inc.	0.8951
Sugrue Builders, LLC.	0.8055	K.R.Miller Contractors	0.9082
FH Paschen / SN Neilsen & Assoc.	0.8072	The Bowa Group, Inc.	0.9153
Old Veterans Construction	0.8290	Structures Construction	0.9250
Speedy Gonzalez	0.8342	UJAMAA Construction, Inc.	0.9505
CCC-DSR JV	0.8781	Tyler Lane Construction, Inc.	0.9760
Karry L. Young Development	0.8900	CREA Construction, Inc.	1.0550
Star & Crest Décor	1.0794	Airzone Heating and	1.133
Miles Development, Inc.	1.3800		

The jobs will be quoted based on the pre-priced construction catalogue developed by the Gordian Group. Jobs will be bid based on a rotation of the firms, as well as the firms' capability and capacity to ensure success for all.

**MBE/WBE COMPLIANCE:**

The Office of Procurement Services has reviewed the bid responses from the selected vendors and has determined that each vendor has provided correspondence of their overall commitment to meet the Board Approved Participation for each individual JOC project awarded by City Colleges 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. Finally, 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:** \$24,000,000

**Charge to:** Office of Administrative and Procurement Services

**Source of Funds:** Capital Fund

**FY21:** 5X0000-92015-XX05031-70000

**Respectfully submitted,**

**Juan Salgado  
Chancellor**

**August 6, 2020 – Office of Administrative and Procurement Services**