

# 34571

ADOPTED – BOARD OF TRUSTEES  
COMMUNITY COLLEGE DISTRICT NO. 508  
AUGUST 4, 2022

## 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, 2022 through September 30, 2024. 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 \$36,000,000 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 7243 W. Touhy Ave. Chicago, IL 60631	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 1 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 Holdings, Inc. d/b/a Chicago Construction Company 9101 S. Baltimore Ave. Chicago, IL 60617	Pacific Construction Services LLC 5511 N Cumberland Ave, Suite 608 Chicago, IL 60656	

**USER:** District Wide

**ORIGINAL TERM:**

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

**FIRST RENEWAL TERM:**

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

**FINAL RENEWAL TERM:**

The second and final renewal term shall begin on October 1, 2022 and end on September 30, 2024 with no remaining options to renew.

**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. The 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-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, 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. Per Board Report #34029, adopted on August 6, 2020, and 34067, adopted on October 1, 2020 agreements were renewed with twenty (20) firms. The twenty (20) firms are listed below.

<u>JOC Firm</u>	<u>Combined Adjustment Factor</u>	<u>JOC Firm</u>	<u>Combined Adjustment Factor</u>
AGAE Contractors	0.7995	K. R. Miller Contractors	0.9082
McDonagh Demolition	0.7998	Pacific Construction	0.9013
Sugrue Builders, LLC.	0.8055	The Bowa Group, Inc.	0.9153
FH Paschen / SN Neilsen & Assoc.	0.8072	Structures Construction LLC.	0.9250
Old Veterans Construction	0.8290	UJAMAA Construction,	0.9505
Speedy Gonzalez	0.8342	Tyler Lane Construction, Inc.	0.9760
CCC Holdings, Inc. d/b/a Chicago Construction Company	0.8781	CREA Construction, Inc.	1.0550
Karry L. Young Development	0.8900	Star & Crest Décor	1.0794

Mundo Electric Co.	0.8927	Airzone Heating and Cooling	1.133
Antigua, Inc.	0.8951	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 JOC 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 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:** \$36,000,000

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

**Source of Funds:** Capital Fund

**FY23-24:** 5X0000-92015-XX05031-70000

**Respectfully submitted,**

**Juan Salgado  
Chancellor**

**August 4, 2022 – Office of Administrative and Procurement Services**