

# 34537

ADOPTED – BOARD OF TRUSTEES  
COMMUNITY COLLEGE DISTRICT NO. 508  
JULY 7, 2022

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

**JOB ORDER CONTRACT (JOC) PROJECTS  
MONTHLY SUMMARY – JULY 2022  
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES  
DISTRICT WIDE**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to approve the below listed JOC projects at a total cost not to exceed \$326,980.06 to be performed by the listed contractors as approved in Board Reports #33312 and #34067 which authorized the utilization of JOC as a construction delivery method to perform renovation services, deferred maintenance and repairs.

<b>CONTRACTOR</b>	<b>USER</b>	<b>SCOPE</b>	<b>BENEFIT</b>	<b>DELIVERABLE</b>	<b>AMOUNT</b>
Star & Crest Decorating, Inc.	DA2301	Refinish all exterior rails	Repair deteriorated railings to maintain safety and repaint to match new façade.	Scrape, repair, and repaint all exterior rails.	\$63,209.11
Sugrue Builders, LLC.	TR2301	Refinish automotive lab floors & replace handwashing sinks	Removal of deteriorated finish floor to improve classroom environment and provide a slip resistant floor.	Remove existing painted finish and patch & polish existing. New multi-user fountain handwashing sinks	\$205,826.96
McDonagh Demolition, Inc.	WR2206	Replace garage emergency doors	Replace broken exits doors to maintain safety.	2 new insulated prefinished storefront exterior doors with panic hardware	\$29,356.53
McDonagh Demolition, Inc.	OH2212	Safety bollards & railings	Install safety bollards & railings to protect staff & building components from damage from	New concrete filled bollards & steel safety railings in TDL forklift training area.	\$28,587.46

			forklifts training accidents		
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**ORIGINAL TERM:**

The term of the JOC agreement with the contractors began on October 5, 2017 and ended on September 30, 2020.

**RENEWAL TERM:**

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

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

The Office of Administrative and Procurement Services has reviewed this request for services and has determined that it would be in the best interest of the District to use JOC as the delivery method for completing the above listed projects to ensure that the projects are performed in a timely manner to either minimize scheduling disruptions for the colleges involved, meet a grant deadline, address a health or safety issue, or because the repair or replacement of the building system involved falls within one of the categories of JOC work as defined by the Office of Administrative Services.

**VENDOR SELECTION CRITERIA:**

A public bid was prepared and twenty-one vendors were awarded contracts in Board Report #33312 adopted on October 5, 2017. The JOC program is based on percentages of profit and fees added to the most recent version of the Gordian Company Construction Pricing Index of Fixed Costs. All JOC Execution Procedures which were developed with the Gordian Group were followed including reviewing each contractor's competitive pricing, capacity, experience, quality of work, and bid position. The process identified for selecting the contractor for each project was consistent for each of the projects described above and was prioritized from a more comprehensive District wide list.

**MBE/WBE COMPLIANCE:**

The Office of Procurement Services regularly reviews JOC Vendors' performance for compliance with the District goals that each Vendor committed to as part of its contract with CCC. Vendors are evaluated based upon aggregate participation across all projects.

**MBE/WBE Vendors:**

Vendor/Project	MBE/WBE Vendor	Certification	Trade
Star & Crest Decorating, Inc. DA2301	Star & Crest Decorating (100%)	WBE – City of Chicago	Carpentry, paint, and general conditions
Sugrue Builders, LLC TR2301	Garces Plumbing (16.28%)	MBE – City of Chicago	Plumbing

McDonagh Demolition OH2212	Martinez Frogs Inc. (39.74%)	MBE – City of Chicago	Concrete & bollards
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**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**

School	Project Description	Vendor	Amount
DA2301	Refinish all exterior rails	Star & Crest Decorating	\$63,209.11
TR2301	Refinish automotive lab floors & replace handwashing sinks	Sugrue Builders, LLC	\$205,826.96
WR2206	Replace garage emergency doors	McDonagh Demolition	\$29,356.53
OH2212	Safety bollards & railings.	McDonagh Demolition	\$28,587.46
		<b>TOTAL</b>	<b>\$326,980.06</b>

With the approval of this July 2022 JOC Board Report, the total amount of funds committed as of July 7, 2022 will rise to \$2,794,816.21

**Total:** \$326,980.06

**Charge to:** Office of Administrative Services

**Sources of Funds:** Capital

**FY23:** 580000-92015-6005031-70000

580000-92015-4005031-70000

580000-92015-7005031-70000

580000-92015-5005031-70000

**Respectfully submitted,**

**Juan Salgado  
Chancellor**

**July 7, 2022 – Office of Administrative and Procurement Services**