

34856
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JULY 20, 2023

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – JULY 2023
THE 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 \$710,442.98 to be performed by the listed contractors as approved in Board Reports #33312, #34067 and #34571 which authorized the utilization of JOC as a construction delivery method to perform renovation services, deferred maintenance, and repairs.

CONTRACTOR	USER	SCOPE	BENEFIT	DELIVERABLE	AMOUNT
Karry L. Young Development LLC	KK2311	BNA Nursing Program Renovation	Renovation of classroom and office space in the V Building for BNA Nursing Program.	Convert two classrooms into lab with new lighting, cabinets, sink, and power/data for equipment, new testing lab, and minor renovation to office suite.	\$374,480.50
Sugrue Builders, LLC	DT2402	1st Floor Office Build-out	Conversion of storage space to office suite to increase capacity at Dawson and free up space for BNA program at Kennedy-King main campus	Renovation of existing storage space to include two private offices and space for 9 cubicles. Work includes demolition, new ceiling & lighting, carpet, paint, and power & data.	\$212,244.28

Sugrue Builders, LLC	HW2401	1 st floor lobby & public corridor painting	Repainting will improve the appearance of the interior entry and help maintain the quality of the facility	Repaint walls and ceiling in lobby, and public corridors on the first floor	\$60,511.36
Antigua, Inc.	AV2304	Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets	\$4,587.22 (report only)
Antigua, Inc.	DA2308	MTEC Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets	\$13,775.15 (report only)
Antigua, Inc.	HW2306	Revolving Door Glass Replacement	Replace door panel to maintain watertight enclosure and ensure safety	New curved glazing unit and related sealants & gaskets	\$16,178.01 (report only)
Antigua, Inc.	HW2307	2 nd floor Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets	\$2,520.26 (report only)
CCC Holdings, Inc. d/b/a Chicago Construction Company	MX2305	Spandrel Panel Replacement	Replace broken spandrel panel to maintain watertight enclosure and ensure safety	New back painted glass spandrel panel and related sealants & gaskets	\$16,224.44 (report only)
Antigua, Inc.	SC2311	Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets	\$1,859.72 (report only)

Antigua, Inc.	TR2312	Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets	\$8,062.04 (report only)
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ORIGINAL TERM:

The original 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 ended on September 30, 2022, with one (1) option to renew for an additional 24-month term.

FINAL RENEWAL TERM:

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

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 reviews the performance of JOC vendors for compliance with the District goals that they committed to as part of their contracts with CCC. The vendors have reported their intention to use the following firms for the above projects toward their aggregate compliance goals:

MBE/WBE Vendors:

Vendor/Project	MBE/WBE Vendor	Participation	Certification	Trade
Karry L. Young Development LLC	Karry L Young Development LLC	MBE – (25%)	City of Chicago	General Contracting
	Aseret Development Series LLC (7%)	WBE – (7%)	State of IL- CEI	Drywall & Painting
Sugrue Builders, LLC DT2401	Marketing Contract Services	MBE - (29.92%)	City of Chicago	Carpentry
	Mundo Electric Company	MBE - (17.23%)	City of Chicago	Electrical
	Garces Contractors, LLC	WBE – (2.35%)	City of Chicago	Plumbing
	MJB Decorating	WBE - (5.72%)	City of Chicago	Painting
Sugrue Builders, LLC HW2401	Market Contracting Services	MBE - (30.74%)	City of Chicago	Carpentry
	MJB Decorating	WBE - (45.28%)	City of Chicago	Painting

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
KK2311	BNA Nursing Program Renovation	Karry L. Young Development LLC	\$374,480.50

DT2402	1st Floor Office Build-out	Sugrue Builders, LLC	\$212,244.28
HW2401	1 st floor lobby & public corridor painting	Sugrue Builders, LLC	\$60,511.36
AV2304	Window Replacement	Antigua, Inc.	4,587.22 (report only)
DA2308	MTEC Window Replacement	Antigua, Inc.	\$13,775.15 (report only)
HW2306	Revolving Door Glass Replacement	Antigua, Inc.	\$16,178.01 (report only)
HW2307	2 nd floor Window Replacement	Antigua, Inc.	\$2,520.26 (report only)
MX2305	Spandrel Panel Replacement	CCC Holdings, Inc. d/b/a Chicago Construction Company	\$16,224.44 (report only)
SC2311	Window Replacement	Antigua, Inc.	\$1,859.72 (report only)
TR2312	Window Replacement	Antigua, Inc.	\$8,062.04 (report only)
		TOTAL	\$710,442.98

With the approval of this July 2023 JOC Board Report, the total amount of funds committed as of July 13, 2023, will rise to \$4,642,432.48

Total: \$710,442.98

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital Fund

- FY23-24:**
- 580000-92015-1005031-70000
 - 580000-92015-1105031-70000
 - 580000-92015-2005031-70000
 - 530000-92015-6105031-70000
 - 530000-92015-6005031-70000
 - 530000-92015-2005031-70000
 - 530000-92015-2005031-70000
 - 530000-92015-3005031-70000
 - 530000-92015-5105031-70000
 - 530000-92015-4005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

July 13, 2023 – The Office of Administrative and Procurement Services