

35076
ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
APRIL 4, 2024

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – APRIL 2024
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 \$471,524.92 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 |
|-----------------------------|-------------|--|--|---|---------------|
| Sugrue Builders LLC | HW2410 | Room 101 Renovation | Improvements to existing Admissions space to allow expansion and relocation of Veterans Services functions to room 101 to better serve students and support the college's strategic plan | New glass storefront interior partitions and support system, create three (3) new offices and Veterans' common area, provide power and data, new paint, doors and door hardware | \$252,889.66 |
| Structures Construction LLC | TR2304 | Main Building Compressor System Upgrades | Upgrade components of roof-top mechanical equipment to maintain | Replacement of the valves, switches, crank heaters, and miscellaneous components, | \$183,410.42 |

| | | | | | |
|-------------------------------|--------|---|--|--|------------------------------|
| | | | functioning HVAC system. | install equipment, replace refrigerant, and test system. | |
| Star & Crest Decorating, Inc. | MX2411 | Childcare Wall Repairs & Vinyl Protection | Repair walls & install added protection to maintain safe environment for children. | Patch and repair damaged drywall, repaint, and install vinyl sheet wainscot. | \$19,194.33 (report only) |
| UJAMAA Construction, Inc. | HP2401 | Parking Lot Repair | Repairs to improve pedestrian safety in the parking lot | Level portion of parking near the south exit and add a storm drain to address ponding water and ice. | \$16,030.51 (report only) |

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:

| Vendor/Project | MBE/WBE Vendor | Participation | Certification | Trade |
|---|-----------------------------|---------------|-----------------|------------|
| Sugrue Builders LLC HW2410 | Market Contracting Services | MBE – (23%) | City of Chicago | Carpentry |
| | Mundo Electric | MBE – (13%) | City of Chicago | Electrical |
| | MJB Decorating Inc. | WBE – (2%) | City of Chicago | Painting |
| Structures Construction LLC TR2403 | Windy City Heating | MBE – (82%) | City of Chicago | HVAC |

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 |
|--------|---------------------|--------|--------|
|--------|---------------------|--------|--------|

| | | | |
|--------|---|-------------------------------|---------------------|
| HW2410 | Room 101 Renovation | Sugrue Builders LLC | \$252,889.66 |
| TR2403 | Main Building Compressor System Upgrades | Structures Construction LLC. | \$183,410.42 |
| MX2411 | Childcare Wall Repairs & Vinyl Projection | Star & Crest Decorating, Inc. | \$19,194.33 |
| HP2401 | Parking Lot Repairs | UJAMAA Construction, Inc. | \$16,030.51 |
| | | TOTAL | \$471,524.92 |

With the approval of this April 2024, JOC Board Report, the total amount of funds committed during the final renewal term as of April 4, 2024 will rise to \$7,892,139.73

Total: \$471,524.92

Charge to: The Office of Administrative Services; Truman College

Sources of Funds: Capital Fund

- FY24-25:** 530000-92015-2005031-70000
- 530000-92015-4005031-70000
- 530000-92015-3005031-70000
- 530000-92015-7105031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

April 4, 2024 – The Office of Administrative and Procurement Services