

**35026**  
**ADOPTED-BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**

**FEBRUARY 1, 2024**

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

**JOB ORDER CONTRACT (JOC) PROJECTS**  
**MONTHLY SUMMARY – FEBRUARY 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 \$847,563.96 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.

<b>CONTRACTOR</b>	<b>USER</b>	<b>SCOPE</b>	<b>BENEFIT</b>	<b>DELIVERABLE</b>	<b>AMOUNT</b>
Antigua, Inc.	KK2407	Sikia Refresh	Renovated restaurant space to provide modern teaching space for culinary students and enhanced community dining experience in the Englewood area; a full-service, fine dining experience.	Remove existing carpet and built-in furniture, install new luxury vinyl tile flooring and base, lighting, and paint throughout.	\$169,825.94
Star & Crest Decorating	KK2408	Washburne Kitchen Countertops	New countertops aligned to commercial kitchen conditions and improve the student's ability to properly sanitize workstations.	Replace cracked stone countertops in the teaching kitchens with stainless steel countertops throughout.	\$224,170.77

Sugrue Builders, LLC	DT2406	STACK Center	Renovated space will provide a modernized environment for new VR program and related technology.	Renovation of existing room to provide drywall, carpet, wall base, additional power and data.	\$119,710.03
AGAE Contractors, Inc.	DT2407	Electrician's Lab Renovation	Provide new electrical lab to improve the hands-on learning experience for construction trades and align with industry standards.	Conversion of classroom 3030 includes the removal and replacement of ceiling and lighting, wood platform and simulated wall framing, furring strips, drywall, new double doors, and partition, and painting.	\$333,857.22

**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:

<b>Vendor/Project</b>	<b>MBE/WBE Vendor</b>	<b>Participation</b>	<b>Certification</b>	<b>Trade</b>
<b>Antigua, Inc. KK2407</b>	Antigua, Inc.	MBE – (65%)	City of Chicago	Demolition & Carpentry
	Ms. Sebastian Painting, Inc.	WBE – (35%)	City of Chicago	Painting
<b>Star &amp; Crest Decorating KK2408</b>	Star & Crest Decorating	WBE – (100%)	City of Chicago	Carpentry
<b>Sugrue Builders, LLC DT2406</b>	Mundo Electric Co.	MBE – (15%)	City of Chicago	Electrical
	Market Contracting Services	MBE - (35%)	City of Chicago	Carpentry
	MJB Decorating	WBE – (6%)	City of Chicago	Painting
<b>AGAE Contractors, Inc. DT2407</b>	JF Carpentry	MBE – (12%)	City of Chicago	Carpentry
	Mundo Electric Co.	MBE – (16%)	City of Chicago	Electrical
	Paniagua	MBE – (9%)	City of Chicago	Finish carpentry
	Mack Construction Services, LLC.	WBE – (7%)	City of Chicago	Material Supply

**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**

<b>School</b>	<b>Project Description</b>	<b>Vendor</b>	<b>Amount</b>
KK2407	Sikia Refresh Renovation	Antigua, Inc.	\$169,825.94
KK2408	Washburne Kitchen Countertops	Star & Crest Decorating	\$224,170.77
DT2406	STACK Center Renovation	Sugrue Builders, LLC	\$119,710.03
DT2407	Electrician’s Lab Renovation	AGAE Contractors, Inc.	\$333,857.22
		<b>TOTAL</b>	<b>\$847,563.96</b>

With the approval of this February 2024, JOC Board Report, the total amount of funds committed during the final renewal term as of February 1, 2024 will rise to \$7,420,614.81.

**Total:** \$847,563.96

**Charge to:** The Office of Administrative Services; Kennedy-King College

**Sources of Funds:** Capital Fund; Grant Funds

**FY24-25:** 530000-21000-1000100-80000-807932210

580000-92015-1005031-70000

530000-111000-30000-0000—308512410

530000-111000-30000-0000—307052410

**Respectfully submitted,**

**Juan Salgado  
Chancellor**

**February 1, 2024 – The Office of Administrative and Procurement Services**