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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JULY 11, 2024

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

JOB ORDER CONTRACTING (JOC)
VARIOUS VENDORS
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
DISTRICT WIDE

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel as to the legal form of such agreements, to authorize the execution of 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 a base term period from October 1, 2024 through September 30, 2029. The Board authorizes a total appropriation for JOC projects not to exceed \$75,000,000 for the base contract term.

VENDOR:

AGAE Contractors, Inc. 189 Gordon St Elk Grove Village, IL	Autumn Construction Services Inc. (WBE) 87 Eisenhower Lane South Lombard, IL	Bill Welding and Fabrication LLC d/b/a BWF Construction (M/WBE) 4404 S. Kildare Ave Chicago, IL
Concord-OVC JV (WBE/ MBE) 307 Caton Farm Road Lockport, IL	Delta Heating & Air Conditioning, Inc. 139 Crossen Ave Elk Grove Village, IL	F. H. Paschen, S. N. Nielsen & Associates LLC 5515 N. East River Road Chicago, IL
McDonagh Demolition, Inc. 7243 W. Touhy Ave, Chicago, IL	Pacific Construction Services LLC 5511 N. Cumberland Ave, Suite 608 Chicago, IL	Robe, Inc. 6150 N Northwest Hwy Chicago, IL
Star & Crest Decorating Inc. (M/WBE) 6700 S. Shore Dr. Suite 7B Chicago, IL	Stingray Electric LLC 5515 N. East River Road Chicago, IL	Structures Construction, LLC 2300 W Diversey Ave Chicago, IL
Sugrue Builders, LLC 6831 N. Olcott Chicago, IL		

USER: District Wide

TERM:

The term of this agreement shall begin October 1, 2024, and shall end on September 30, 2029, with an option to renew for one (1) two-year period.

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 \$1,000,000. Projects with a value greater than \$25,000 will be presented to the Board for prior approval.

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 and their proposed adjustment factors (firms bid factors from the book price for regular time, non-regular time, and non-prepriced items). Upon pricing and Board approval the selected vendors will commence work and complete all projects in a workmanlike manner in accordance with CCC's schedule.

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 substantially reduces start to finish construction time and is necessary to support the District's capital plan.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement Staff in conjunction with the Office of Administrative and Procurement Services and a Request for Proposal (RFP) #NC2401 was publicly advertised in the Chicago Sun-Times and the Procurement website on March 14, 2024. The RFP was emailed to approximately 9,127 company addresses, via Bonfire, using various commodity codes and a pre-proposal conference was held on April 1, 2024. On April 26, 2024, twenty-one (21) firms responded: 1) AGAE Contractors, Inc.; 2) Anchor Mechanical Inc.; 3) Autumn Construction Service; 4) Bill Welding Fabrication ; 5) C & R Remodeling and Decoration; 6) Chicago Metro Construction Service; 7) Concord OVC JV; 8) Dardon Construction, Inc.; 9) Delta Heating; 10) F.H. Paschen; 11) Heiress Artisan; 12) J T Painting Co.; 13) La Keys Construction; 14) McDonagh Demolition; 15) MSC Carpentry Inc.; 16) Pacific Construction Service; 17) Robe Inc.; 18) Star Crest Décor Inc.; 19) Stingray Electric; 20) Structures Construction and 21) Sugrue Builders, LLC .

All responsive proposals were reviewed, evaluated, and ranked by the evaluation committee which included staff from the office of Administrative Services and Campus Chief Engineers.

The evaluation criteria included:

- Company Profile & Safety (Including EMR)
- Comparable Project Experience
- Management Operations Plan
- Key Personnel Assigned to the Contract
- Price (Adjustment Factors)
- Self-Performance Plan
- M/WBE Compliance.

Based on the evaluation scoring, the committee recommends an award to the following vendors.

The multi-trade JOC agreements have been awarded as listed below:

General Construction (GC) and Self-Performing GC – Total \$50M

Vendor/ JOC	Adjustment Factor (Extended Amount)	Maximum Base contract amount
AGAE Contractors, Inc.	0.9691	\$5,000,000
Bill Welding and Fabrication LLC d/b/a BWF Construction (M/WBE)	1.1100	\$5,000,000
Concord-OVC JV (WBE/MBE)	0.9040	\$5,000,000
F. H. Paschen, S. N. Nielsen & Associates LLC	0.8284	\$5,000,000
McDonagh Demolition, Inc.	0.8623	\$5,000,000
Pacific Construction Services LLC	0.9360	\$5,000,000
Robe, Inc.	0.8530	\$5,000,000
Star & Crest Decorating Inc. (M/WBE)	0.9144	\$5,000,000
Structures Construction, LLC	1.1073	\$5,000,000
Sugrue Builders, LLC	0.8647	\$5,000,000

Mechanical/ Electrical/ Plumbing (MEP) – Total \$21M

Vendor/ JOC	Adjustment Factor (Extended Amount)	Maximum base contract amount
Autumn Construction Services Inc. (WBE)	0.8573	\$7,000,000
Delta Heating & Air Conditioning, Inc.	0.9018	\$7,000,000
Stingray Electric LLC	0.9972	\$7,000,000

Carpentry – Total \$1M

Vendor/ JOC	Adjustment Factor (Extended Amount)	Maximum base contract amount
F. H. Paschen, S. N. Nielsen & Associates LLC	0.8758	\$500,000
Bill Welding and Fabrication LLC d/b/a BWF Construction (M/WBE)	1.1100	\$500,000

Concrete/ Asphalt Repair – Total \$1.5M

Vendor/ JOC	Adjustment Factor (Extended Amount)	Maximum base contract amount
F. H. Paschen, S. N. Nielsen & Associates LLC	0.9243	\$1,500,000

Sitework – Total \$1.5M

Vendor/ JOC	Adjustment Factor (Extended Amount)	Maximum base contract amount
McDonagh Demolition, Inc.	0.8623	\$1,500,000

Flooring – no contracts will be awarded; scope of work can be performed by any of the JOCs awarded a GC contract.

Glazing/ Glasswork Repair – no contracts will be awarded; scope of work can be performed by any of the JOCs awarded a GC contract.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the RFP responses from the selected vendors and has determined that each vendor has provided sufficient evidence of their commitment to meet the Board Approved MBE/WBE Contract Participation Plan by identifying 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 Contract award. Also, the selected 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: \$75,000,000

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital Fund

FY25-FY30: 5X0000-92015-XX05031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

July 11, 2024 – The Office of Administrative and Procurement Services