

35107
ADOPTED –BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508

MAY 3, 2024

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – MAY 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 \$911,679.71 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
The Bowa Group, Inc.	HW2409	Advising Renovation	Improvements and expansion of existing Advising space to allow for a student waiting area and additional workspace for more staff to serve students and support the college’s strategic plan. The space modifications will also provide more space for SGA.	Demolition of select partitions and doors. Removal and replacement of existing acoustic ceiling tiles ceiling and carpeting. New glass entry doors, finishes, lighting, and power/ data.	\$498,822.45
Pacific Construction	WR2409	Atrium Space Improvements	Improvements to the Atrium in the Events Building will allow for the space to be utilized as a large	Demolition of (2) 8’-0” high kiosk structures, (8) floor outlets, 1-story columns and partition with	\$221,348.19

			capacity teaching space for the Engineering program, as well as for other college-wide and community events.	power/data and lighting for removable stage	
Star & Crest Decorating, Inc.	MX2413	Childcare playground repairs	Upgrades and repairs to the playground will provide a safe outdoor play space for the childcare center.	Removal of deteriorated wood play structures, new turf, recycled wood decking, and installation of new equipment.	\$191,509.07

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
The Bowa Group, Inc. HW2409	The Bowa Group, Inc.	MBE – (24%)	Cook County	General Contracting
	JM Polcurr, Inc.	MBE – (26%)	City of Chicago	Electrical
	Scarlet Construction	WBE – (30%)	City of Chicago	Selective Demo, ACT, Drywall
Pacific Construction WR2409	R&I Ornamental Iron	MBE – (13%)	City of Chicago	Metal work
	Terra Demolition	MBE – (16%)	City of Chicago	Demolition
	SRC Electric LLC	WBE – (12%)	City of Chicago	Electrical
Star & Crest Decorating, Inc. MX2413	Star & Crest Decorating, Inc.	WBE – (58%)	City of Chicago	General Contracting

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
HW2409	Advising Renovation	The Bowa Group, Inc.	\$498,822.45
TR2403	Atrium Space Improvements	Pacific Construction	\$221,348.19
MX2413	Childcare playground repairs	Star & Crest Decorating, Inc.	\$191,509.07
		TOTAL	\$911,679.71

With the approval of this May 2024, JOC Board Report, the total amount of funds committed during the final renewal term as of May 2, 2024 will rise to \$8,803,819.44

Total: \$911,679.71

Charge to: The Office of Administrative and Procurement Services; Truman College

Sources of Funds: Capital Fund

FY24-25: 530000-92015-2005031-70000

530000-92015-7005031-70000

530000-92015-3005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

May 2, 2024 – The Office of Administrative and Procurement Services