

35463
ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
APRIL 3, 2025

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

DETENTION VAULT SYSTEM REPLACEMENT
JOHN BURNS CONSTRUCTION COMPANY, LLC
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
MALCOLM X COLLEGE

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreements, to execute an agreement with John Burns Construction Company, LLC for the replacement of the Malcom X College detention vault system for a period commencing no sooner than April 3, 2025, through April 2, 2028 for a total not to exceed cost of \$16,544,500.

VENDOR: John Burns Construction Company, LLC
999 Oakmont Plaza Drive, Suite 400
Westmont, IL 60559

USER: Malcolm X College

TERM:

The term of the agreement shall commence no sooner than April 3, 2025, and shall continue through April 2, 2028.

SCOPE OF SERVICES:

Construction as necessary to remove and replace the existing storm water detention vault system as detailed in the MWJ2403 issued for bid documents. The scope of work includes the removal of the StormTrap vaults, new cast-in-place concrete vaults & related piping, new pavers, concrete sidewalks, and landscaping in affected areas.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Replacing and upgrading the storm water management system will ensure code compliance and adequate storm water detention. The new system will reduce the amount of water entering the subsoil drainage system alleviating the demand on the pumps and substantially reducing the risk of flooding during extreme weather incidents.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff and Bid #MWJ2403 was publicly advertised on December 2, 2024, and issued to the pool of Illinois Department of Transportation (IDOT) pre-qualified civil utility contractors. Vendors were required to attend the mandatory pre-bid meeting and site walk-thru which was held on January 7, 2025. The following two (2) companies responded on February 18, 2025:

	F.H. Paschen, S.N. Nielsen & Associates, LLC	John Burns Construction Company, LLC
Base Bid: Phase 1 only (excluding the Owner's Allowance)	\$15,274,557	\$12,695,000
Allowance No. 1 - Owner's unforeseen conditions (10%)	\$1,527,456	\$1,269,500
Allowance No. 2 – (Permit Costs)	\$50,000	\$50,000
TOTAL BASE BID INCLUDING ALLOWANCES	\$16,852,013	\$14,014,500
Add Alternate No. 1: Phase 2 Only	\$3,752,071	\$2,300,000
Add Alternate No. 1 Allowance— Owner's unforeseen conditions	\$375,207	\$230,000
TOTAL ADD ALTERNATE #1 INCLUDING ALLOWANCES	\$4,127,278	\$2,530,000
TOTAL BASE, ALTERNATE #1 AND ALL ALLOWANCES	\$20,979,291	\$16,544,500

All bids were reviewed, and staff recommends the acceptance of the lowest and most responsive bid received from John Burns Construction Company, LLC for the replacement of the Malcom X College detention vault system.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and has determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation Plan:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
John Burns Construction Company, LLC 999 Oakmont Plaza Drive, Suite 400 Westmont, IL 60559	MBE	24	Direct	NMSDC
Bell's Better Buildings Inc. dba Twenty Eleven Construction 1636 N Bosworth St., Suite 1 Chicago, IL 60642	MBE	1	Direct	City of Chicago

Briar Patch Landscaping, Inc. 2923 N Milwaukee Ave, Suite 907 Chicago, IL 60618	WBE	2	Direct	City of Chicago
American Concrete Restorations, Inc. 11S375 Jeans Rd. Lemont, IL 60439	WBE	2	Direct	City of Chicago
Chicago Area Plumbing & Mechanical Incorporated 140 Joey Drive Elk Grove Village, IL 60007	WBE	3	Direct	Cook County

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: \$16,544,500

Charge to: Office of Administrative and Procurement Services

Source of Funds: Capital Fund

FY25-FY27: 580000-92015-3005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

April 3, 2025 – Office of Administrative and Procurement Services