

35575
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JULY 10, 2025

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – JULY 2025
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 \$2,045,584.37 to be performed by the listed contractors as approved in Board Report #35179 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
Stingray Electric LLC	OH2511	Fire Damage Electrical Demo & Switchgear Replacement	This project will restore the electrical power required to fully operate the building.	Removal and replacement of damaged electrical equipment and power lines and new grounding	\$995,636.90
F.H. Paschen, S.N. Nielson & Associates, LLC	OH2516	Fire Damage Engineering, Raceway & Cabling	This project will replace the infrastructure to allow the electrical power to be restored.	Engineering, new raceways, cabling, and construction required to reroute lines and meet current Code requirements	\$998,927.07
Structures Construction, LLC	DA2510	Parking Lot Gate Replacement	Replace broken gate to secure parking lot after hours.	New post and lockable swing gate	\$7,526.30 (report only)
AGAE Contractors, Inc.	TR2515	McKeon Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets	\$11,070.65 (report only)
Star & Crest Decorating, Inc.	KK2509	Simulation Lab	The new home simulation lab provides a space for students to practice necessary for the Social Work program	New drywall partitions, doors, and paint.	\$21,234.97 (report only)
Bill Welding and Fabrication LLC	KK2516	V229 Carpet Replacement	Replacement of aged carpet will improve the quality of the Veterans Center.	Removal and replacement of existing carpet in room V226	\$11,188.48 (report only)

ORIGINAL TERM:

In accordance with Board Report #35179, the original term of the JOC agreement with the contractors began on October 1, 2024, and shall end on September 30, 2029, with an option to renew for one (1) two-year period.

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 RFP was prepared, and thirteen vendors were awarded contracts in Board Report #35179 adopted on July 11, 2024. 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:

<u>Vendor/ Project</u>	<u>MBE/WBE Vendor</u>	<u>Participation</u>	<u>Certification</u>	<u>Trade</u>
Stingray Electric LLC OH2511	Galaxy Environmental Royal Crane Service Horizon Contractors Inc. Industrial Electric Supply Inc	MBE - (12%) MBE – (1%) MBE – (9%) WBE – (10%)	City of Chicago City of Chicago City of Chicago Cook County	Demolition Equipment/ Operator Electrical Material Supplier
F.H. Paschen, S.N. Nielson & Associates, LLC OH2516	Horizon Contractors Inc. Terra Engineering Ltd.	MBE – (38%) WBE – (7%)	City of Chicago City of Chicago	Raceway & Cabling Engineering/ Design

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
OH2511	Fire Damage Electrical Demo & Switchgear Replacement	Stingray Electric LLC	\$995,636.90
OH2516	Fire Damage Engineering, Raceway & Cabling	F.H. Paschen, S.N. Nielson & Associates, LLC	\$998,927.07
DA2510	Parking Lot Gate Replacement	Structures Construction, LLC	\$7,526.30
TR2515	McKeon Window Replacement	AGAE Contractors, Inc.	\$11,070.65
KK2509	Simulation Lab	Star & Crest Decorating, Inc.	\$21,234.97
KK2516	V229 Carpet Replacement	Bill Welding and Fabrication LLC	\$11,188.48
		TOTAL	\$2,045,584.37

With the approval of this July 2025, JOC Board Report, the total amount of funds committed as of July 10, 2025, will rise to \$4,091,801.10

FINANCIAL

Total: \$2,045,584.37

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital Fund, Restricted (Grant) Fund

Budget Lines: 53/580000-92015-5005031-70000

53/580000-92015-1005031-70000

530000-92015-6005031-70000

530000-92015-4005031-70000

53/54/580000-21000-1000100-80000

Respectfully submitted,

Juan Salgado
Chancellor

July 10, 2025 – The Office of Administrative and Procurement Services