

35437
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 6, 2025

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

ELECTRICAL LOW VOLTAGE – JOB ORDER CONTRACTING AGREEMENT
COURTESY ELECTRIC, INC.
MUNDO ELECTRIC CO.
PACE SYSTEMS, INC.
THE OFFICE OF ADMINISTRATIVE SERVICES
DISTRICT WIDE
(RENEWAL)

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 exercise the second and final option to renew depends upon requirements agreements with the pool of firms listed below to provide Job Order Contracting services for electrical low voltage work that includes, but is not limited to, electrical, power, AV/IT and low voltage systems, as well as the installation and maintenance of security products, access control, turnstiles, and CCTV District wide for the period commencing no sooner than April 8, 2025 through April 7, 2027. Each vendor will be awarded work to not exceed \$3,000,000 during the renewal term to support the capital plan. The Board authorizes a total appropriation for JOC low voltage electrical projects not to exceed \$9,000,000 for the renewal term.

VENDOR: Courtesy Electric, Inc.
6551 N. Olmsted Ave
Chicago, Il 60631

Mundo Electric Co.
5313 S. Natoma
Chicago, Il 60638

Pace Systems, Inc.
2040 Corporate Lane
Naperville, Illinois 60563

USER: District Wide

ORIGINAL TERM: In accordance with Board Report 34205, adopted April 8, 2021, the original term of the agreement commenced on April 8, 2021, and ended on April 7, 2023, with options to renew for two (2) additional two (2) year terms.

FIRST RENEWAL TERM: In accordance with Board Report 34742, adopted March 2, 2023, the first renewal term commenced on April 8, 2023, and shall end on April 7, 2025, with one (1) option remaining to renew for an additional two (2) year term.

SECOND RENEWAL TERM: The second and final renewal term shall commence on April 8, 2025, and end on April 7, 2027.

SCOPE OF SERVICES: The scope of services is determined as each need arises. Generally, it will be for the selected contractor to provide and install electrical power, AV/IT, and low voltage systems, as well as the installation and maintenance of security products, access control, turnstiles, and CCTV District wide and assist the JOC construction vendors on miscellaneous construction projects.

As directed by CCC, the vendors will provide timely pricing for selected projects based on the pre-priced construction catalog developed by the Gordian Group. Upon pricing and Board approval, the selected vendors will immediately commence work and complete all projects in a workmanlike manner in accordance with the schedule. All projects with a price greater than \$25,000 shall be presented to the Board for prior approval.

The recommended contractors are required to hold a current City of Chicago electrical contractor's license for all work performed.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The 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 been an effective construction delivery method that has allowed City Colleges of Chicago to quickly respond to facility and academic needs. The program has dramatically reduced project schedules and is necessary to support the District's capital plan.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff and Sealed Bid #MWJ2101 was publicly advertised on January 12, 2021. The bid was sent to thirty (30) companies. Four (4) companies responded on February 5, 2021: 1) Montel/McDonagh Joint Venture; 2) Mundo Electric Company, Inc.; 3) Pace Systems, Inc.; and 4) Courtesy Electric, Inc.

Each firm provided bid factors off the book price established by the Gordian Group for regular time, non-regular time, and non-pre-priced items. Published mathematical formulas were applied to the factors resulting in a final Combined Adjust Factor as follows:

	Firms	Combined Adjustment Factor
1	Montel/ McDonagh Joint Venture	0.8555

2	Mundo Electric Company	0.8927
3	Pace Systems, Inc.	0.8998
4	Courtesy Electric, Inc.	0.9499

From the responses submitted, Administrative Services determined that it would be in the best interest to offer contracts to all four firms. Montel/McDonagh JV elected not to accept a renewal for the second and final renewal term of the agreement.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the bid responses from the selected vendors and has determined that each firm has provided correspondence of their overall commitment to meet the Board Approved Participation for each individual project awarded by City Colleges by naming MBE/WBE firms they regularly contract with on public projects.

Additionally, the selected firms MBE/WBE specific plans will be evaluated at the time of project award. Finally, the selected firms’ 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.

Total: \$9,000,000

Charge to: District Wide

Sources of Funds: Capital Fund

Budget Lines: 53/54/580000-92015-XX05031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

March 6, 2025 – The Office of Administrative Services