

**35505**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**MAY 1, 2025**

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

**JOB ORDER CONTRACT (JOC) PROJECTS**  
**MONTHLY SUMMARY – MAY 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 \$935,756.76 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
F. H. Paschen, S. N. Nielsen & Associates LLC	KK2510	X Bldg. Masonry Repairs	Repair and replace portions of masonry wall to maintain structural integrity.	Demolition of masonry column, prep foundation and install new brick & block. Reinstall fencing and install new bollards for additional wall protection	\$117,472.85
McDonagh Demolition, Inc.	KK2508	Athletic Field Improvements	Improvements to level the field and allow for it to be used for competitive sports by the KKC Athletics and the community.	Remove and replace existing grass/landscaping and topsoil, Title D material disposal, level field new sand infield, and grass outfield and sprinkler system modifications	\$818,283.91

**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>
<b>F. H. Paschen, S. N. Nielsen &amp; Associates LLC KK2510</b>	I.W. & G Inc	MBE— (44%)	City of Chicago	Demolition & Masonry
	MBE Fence, Inc.	WBE — (3%)	City of Chicago	Fencing
<b>McDonagh Demolition, Inc. KK2508</b>	123 Labor Inc.	MBE – (9%)	Cook County	Landscaping labor
	Martinez Frogs, Inc.	MBE – (12%)	City of Chicago	Trucking/ Hauling
	Dr. Sprinkler Irrigation LLC	MBE – (3%)	State of Illinois – CEI/City of Chicago	Lawn Sprinkler Installation
	J. Brtis Landscape Co	WBE – (33%)	State of Illinois – CEI	Landscaping/Site Prep
	MBE Fence, Inc.	WBE – (1%)	City of Chicago	Temp Fencing

**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**

<b>SCHOOL</b>	<b>PROJECT DESCRIPTION</b>	<b>VENDOR</b>	<b>AMOUNT</b>
KK2510	X Bldg. Masonry Repairs	F. H. Paschen, S. N. Nielsen & Associates LLC	\$117,472.85
KK2508	Athletic Field Improvements	McDonagh Demolition, Inc.	\$818,283.91
		<b>TOTAL</b>	<b>\$935,756.76</b>

With the approval of this May 2025, JOC Board Report, the total amount of funds committed as of May 1, 2025, will rise to \$1,407,928.77

#### **FINANCIAL**

**Total:** \$935,756.76

**Charge to:** The Office of Administrative and Procurement Services

**Sources of Funds:** Capital Fund

**Budget Line:** 53/580000-92015-1005031-70000  
53/580000-92015-1005031-70000

**Respectfully submitted,**

**Juan Salgado**  
**Chancellor**

**May 1, 2025 – The Office of Administrative and Procurement Services**