

35673
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
NOVEMBER 6, 2025

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – NOVEMBER 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 \$532,982.26 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	TR2605	Electrical Testing & Inspection	Safety inspections and testing to ensure electrical equipment and wiring are in good condition and identify any hazards.	Investigation & infrared testing of all electrical equipment 100 amps and above.	\$60,319.94
Robe, Inc.	TR2604	Door replacement and hardware upgrades	New doors and door upgrades will improve the seals at the doors, increasing energy efficiency, ADA access, and reduce potential pest intrusion.	(5) new exterior doors, interior and exterior sweeps on (60) exterior doors, new ADA operator on (1) exterior door, repair to deteriorated metal door frames, and repair/ replace broken door closers	\$154,936.29
Autumn Construction Services Inc.	HW2602	Cooling Tower Reconditioning	Upgrades to the cooling tower for optimal cooling, energy efficiency that will extent the lifespan of the equipment.	Upgrades to cooling towers include restoration of the basin cells, new drift eliminators, new flow valves, and new suction hoods. Repair and clean misc. components within the chiller	\$198,856.95
Sugrue Builders, LLC	SC2603	Forklift Program paving	The concrete and paving work will support the new Forklift program.	New concrete pad for storage container and resurfacing portion asphalt drive adjacent the loading	\$41,036.28 (grant funded)

				dock to create a smooth surface for forklift training	
McDonagh Demolition, Inc.	KK2606	W- Parking Lot Repairs	Repair storm drain and related sinkhole to restore parking lot surface.	New storm drain collar, backfill, and 10x10 concrete pad.	\$24,572.63 (report only)
Structures Construction, LLC	KK2521	Repair Fencing	Restore perimeter fence damaged by a car accident	Replace portion of damaged wrought iron fence	\$11,212.97 (report only)
Pacific Construction Services LLC	KK2608	Library Stack Relocation	Consolidating the library collection on the first floor will allow the library and School of Nursing to be accommodated in the X-Building	Relocate the bookshelves to the 1st floor of the library for planned construction on the 2nd floor. X-ray existing concrete slab, layout out and bolt down bookshelves in new location	\$24,991.66 (report only)
Stingray Electric LLC	HP2605	Electrical Testing & Inspection	Safety inspections and testing to ensure electrical equipment and wiring are in good condition and identify any hazards	Investigation & infrared testing of all electrical equipment 100 amps and above.	\$17,055.54 (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 TR2605	Horizon Contractors, Inc.	MBE – (27%)	City of Chicago	Electrical
	Forefront Testing	WBE – (22%)	WBENC	Electrical Testing
Robe, Inc. TR2604	Kaali Construction	MBE - (29%)	City of Chicago	Carpentry
	Anderson Lock	WBE – (13%)	WBENC	Door Hardware
Autumn Construction Services Inc. HW2602	Autumn Construction Services	WBE – (18%)	Cook County	General Conditions, Logistics
Sugrue Builders, LLC SC2603	Paving Zone Inc.	MBE – (66%)	Cook County	Concrete & Asphalt Paving

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
TR2605	Electrical Testing & Inspection	Stingray Electric LLC	\$60,319.94
TR2604	Door replacement and hardware upgrades	Robe, Inc.	\$154,936.29

HW2602	Cooling Tower Reconditioning	Autumn Construction Services Inc.	\$198,856.95
SC2603	Forklift Program paving	Sugrue Builders, LLC	\$41,036.28
KK2606	W- Parking Lot Repairs	McDonagh Demolition, Inc.	\$24,572.63
KK2521	Repair Fencing	Structures Construction, LLC	\$11,212.97
KK2608	Library Stack Relocation	Pacific Construction Services LLC	\$24,991.66
HP2605	Electrical Testing & Inspection	Stingray Electric LLC	\$17,055.54
		TOTAL	\$532,982.26

With the approval of this November 2025 JOC Board Report, the total amount of funds committed as of November 6, 2025, will rise to \$6,053,291.40

FINANCIAL

Total: \$532,982.26

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital and Grant Fund

Budget Lines: 53/580000-92015-4005031-70000
53/580000-92015-4005031-70000
53/580000-92015-2005031-70000
534000-21000-5061200-308852550--10001-11000
53/580000-92015-1005031-70000
53/580000-92015-1005031-70000
53/580000-92015-1005031-70000
53/580000-92015-7105031-70000

Respectfully submitted,

Juan Salgado
Chancellor

November 6, 2025 – The Office of Administrative and Procurement Services