

35831
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
APRIL 2, 2026

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – APRIL 2026
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 \$929,970 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
Structures Construction, LLC	WR2623	Burst Pipe/ Flood Repairs	Repair & replace finishes damaged by ruptured sprinkler pipe flood to restore building conditions.	Replace or repair damaged drywall, carpeting, and entry mats. Remove damaged wall coverings, install new rubber base, and repaint affected walls. Provide insulation between exterior wall and sprinkler pipe at all Campus Center entries	\$592,596.00
Stingray Electric LLC	OH2611	Switchgear Grounding Upgrades	Replace switchgear grounding for improved safety	Remove 40-year old raceway and install new electrical grounding conductor for Switchgears 4 & 6, and reconfigure cabling from Switchgear #5	\$ 337,374.00

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>
Structures Construction, LLC WR2623	Morfin Construction	MBE – (7%)	City of Chicago	Carpentry
	General Carpentry, Inc. Mundo Electric Co.	MBE – (2%)	City of Chicago	Electrical
	Floor & Wall	WBE – (41%)	WBENC	Flooring
Stingray Electric LLC OH2611	General Building Supply	MBE - (25%)	City of Chicago	Material Supplier
	Horizon Contractors Inc	WBE - (10%)	City of Chicago	Electrical

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
WR2623	Burst Pipe/ Flood Repairs	Structures Construction, LLC	\$592,596.00
OH2611	Switchgear Grounding Upgrades	Stingray Electric LLC	\$337,374.00
		TOTAL	\$929,970.00

With the approval of this April JOC Board Report, the total amount of funds committed as of April 2, 2026, will rise to \$7,821,019.51

FINANCIAL

Total: \$929,970.00

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital Fund/Restricted Fund

Budget Lines: 53/580000-92015-7005031-70000
53/580000-92015-5005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

April 2, 2026 – The Office of Administrative and Procurement Services