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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 5, 2026

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

WRIGHT STEM LABS
REED CONSTRUCTION LLC
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
WRIGHT COLLEGE

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreement, to execute an agreement with Reed Construction LLC for the construction of the Wright College Stem Labs, for a period commencing no sooner than March 5, 2026, through final acceptance of the project or June 30, 2028, whichever is later, for a total not to exceed cost of \$1,655,816.

VENDOR: Reed Construction, LLC
600 W. Jackson Avenue
Chicago, IL 60661

USER: Wright College

TERM:

The term of the agreement shall commence no sooner than March 5, 2026, and shall continue through final acceptance of the project or June 30, 2028, whichever is later.

SCOPE OF SERVICES:

Complete construction services as required to renovate an existing lab and classroom at Wright College to create two (2) new STEM labs as detailed in the drawings and specifications dated 10/29/2025 and bid documents MWJ-WR2501- STEM Laboratories - Build-Out.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The General Contractor is responsible for all aspects of construction to renovate and convert the existing chemistry lab, storage space, and adjacent classroom into a new Biology/ Chemistry Lab and Engineering Lab. The interior remodeling of 4,200 sq. ft. will reconfigure the rooms to allow for more student space meeting the needs of the academic program. The project will also provide an enhanced learning environment aligned with modern teaching methods and technology, equipment, safety, accessibility, and storage capabilities.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff and Bid #MWJ2501 was publicly advertised on October 29, 2025, and issued to fifteen (15) companies. On December 8, 2025, the following seven (7) companies responded:

	REED Construction LLC	AGAE Contractors	BOWA Construction	Pacific Construction Services	Maman Corp	Drive Construction	Granite Construction Company
Base Bid; Lump Sum (SUBTOTAL)	\$1,496,196	\$1,584,025	\$1,690,179	\$1,672,651	\$1,773,741	\$1,946,000	\$2,541,776

10% Unforeseen Conditions Allowance	\$149,620	\$158,403	\$169,018	\$167,265	\$177,374	\$194,600	\$254,178
\$10,000 allowable items (permit costs)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
GRAND TOTAL	\$1,655,816	\$1,752,428	\$1,869,197	\$1,849,916	\$1,961,115	\$2,150,600	\$2,805,954

All bids were reviewed, and staff recommends the acceptance of the lowest most responsive bid received from Reed Construction, LLC to renovate the STEM Laboratories at Wright College.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation Plan:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Franco Millwork, Lab & Design LLC 100 East 14th St., Unit 1603 Chicago, IL 60632	MBE	13	Direct	City of Chicago
Riser Architectural Glazing, LLC 17335 Oriole Avenue Tinley Park, IL 60477	MBE	3	Direct	City of Chicago
Escarpita Construction Co., Inc. 2960 Hart Ct. Franklin Park, IL 60131	MBE	16	Direct	City of Chicago
Brandenburger Plumbing Inc 3245 West 111th St. Chicago, IL 60655	MBE	7	Direct	City of Chicago
Slate Demolition LLC 5900 North Landers Ave. Chicago, IL 60646	WBE	3	Direct	City of Chicago
Superior Floor Covering, Inc. 9219 Corsair Road., Unit C Frankfort, IL 60423	WBE	4	Direct	Cook County; State of Illinois

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

Total: \$1,655,816

Charge to: Office of Administrative and Procurement Services

Source of Funds: Capital Fund
Budget Line: 580000-92015-7005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

March 5, 2026 – Office of Administrative and Procurement Services