

**35797**  
**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**

**JOB ORDER CONTRACT (JOC) PROJECTS**  
**MONTHLY SUMMARY – MARCH 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 \$412,981.64 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.

<b>CONTRACTOR</b>	<b>USER</b>	<b>SCOPE</b>	<b>BENEFIT</b>	<b>DELIVERABLE</b>	<b>AMOUNT</b>
Bill Welding and Fabrication LLC d/b/a BWF Construction	KK2613	Y131 & Y218 Carpet Replacement	Replace carpet to improve the condition of the rooms for a better working and learning environment	Remove and replace the carpet and vinyl wall base in rooms Y131 & Y218	\$51,959.00
Star & Crest Decorating Inc	KK2609	Midwifery Lab Build-Out	Convert existing classroom into a midwifery suite to support new program	The renovation includes the creation of new simulated birthing suite, examination rooms, storage, and classroom updates. Scope of work includes demolition, interior partitions, HVAC modifications, new plumbing, cabinetry, and all finishes (electrical not included)	\$213,412.23
Stingray Electric LLC	KK2615	Midwifery Lab Build-Out (Electrical)	Provide the necessary electrical to complete the conversion of the classroom into the midwifery lab	New power, data, and lighting for the new midwifery lab	\$117,277.42

AGAE Contractors, Inc.	TR2609	Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	(3) New glazing units and related sealants & gaskets.	\$12,530.18 (report only)
AGAE Contractors, Inc.	HW2601	Window Replacement	Replace broken window to maintain watertight enclosure and ensure safety	New glazing unit and related sealants & gaskets.	\$11,178.47 (report only)
Robe, Inc	TR2610	Roof Repairs	Repair roof leak to maintain watertight enclosure and ensure safety	Repair portion of the roof where the membrane has deteriorated.	\$6,624.34 (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>
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<b>Bill Welding and Fabrication LLC d/b/a BWF Construction KK2613</b>	Bill Welding and Fabrication LLC	MBE - (93%)	Cook County	Carpentry
	The Nonrev Empire LLC	WBE – (7%)	City of Chicago	Cleaning
<b>Star &amp; Crest Decorating Inc KK2609</b>	JKing’s Plumbing	MBE – 8%	City of Chicago	Plumbing
	Millers Heating & Cooling Consultants, Inc.	MBE – 3%	Cook County	Mechanical
	World Class Fire Protection LLC	MBE – 4%	City of Chicago	Fire Protection/ Sprinkler
	Star & Crest Decorating Inc.	WBE – 85%	City of Chicago	General Contracting & Carpentry
<b>Stingray Electric LLC KK2615</b>	Galaxy Environmental, Inc.	MBE – 6%	City of Chicago	Demolition
	General Building Supply, LLC	MBE – 20%	City of Chicago	Electrical materials
	Chicago Voice and Data	WBE – 11%	Cook County	Fire Alarm and low voltage

**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
KK2613	Y131 & Y218 Carpet Replacement	Bill Welding and Fabrication LLC d/b/a BWF Construction	\$51,959.00

KK2609	Midwifery Lab Build-Out	Star & Crest Decorating Inc	\$213,412.23
KK2615	Midwifery Lab Build-Out (Electrical)	Stingray Electric LLC	\$117,277.42
TR2609	Window Replacement	AGAE Contractors, Inc.	\$12,530.18
HW2601	Window Replacement	AGAE Contractors, Inc.	\$11,178.47
TR2610	Roof Repairs	Robe, Inc	\$6,624.34
		<b>TOTAL</b>	<b>\$412,981.64</b>

With the approval of this March JOC Board Report, the total amount of funds committed as of March 5, 2026, will rise to \$6,891,049.51

**FINANCIAL**

**Total:** \$412,981.64

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

**Sources of Funds:** Capital Fund/Restricted Fund

**Budget Lines:** 53/54/580000-21000-1010000-28000-1097210  
53/580000-92015-1005031-70000  
53/580000-92015-2005031-70000  
53/580000-92015-4005031-70000

Respectfully submitted,

Juan Salgado  
Chancellor

March 5, 2026 – The Office of Administrative and Procurement Services