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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MAY 7, 2026

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

JOB ORDER CONTRACT (JOC) PROJECTS
MONTHLY SUMMARY – MAY 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 \$2,087,720.67 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
Pacific Construction Services LLC	DA2606	Bank Building Demolition	Vacant building continues to deteriorate, requires major investment to make habitable, and has been broken into multiple times. Demolition of the building will improve safety and avoid other costs.	Complete demolition, and abatement of the existing structure.	\$722,864.21
Delta Heating & Air Conditioning, Inc.	WR2620	Boiler Replacement	Boiler is approx. 30 years old and beyond its expected life span. The new boiler will ensure continued operations and improve energy efficiency.	Removal and replacement of boiler #2, new stainless-steel chimney, related piping, and electrical upgrades.	\$934,118.04

Stingray Electric LLC	OH2609	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.	\$44,057.98
Sugrue Builders, LLC	OH2608	Food Security for Life Build Out	Construct a dynamic market to be able to offer ready-made meals, fresh produce, and other food staples to better meet the needs of students.	Convert existing room and portion of cafeteria into a new market. Work to include new glass partitions, doors, floorings, painting, power & lighting, and HVAC modifications.	\$386,680.44

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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Pacific Construction Services LLC DA2606	Chicagoland Truckin, Inc.	MBE - (10%)	City of Chicago	Trucking & backfill
	Luse Environmental Services, Inc.	WBE – (9%)	City of Chicago	Abatement
Delta Heating & Air Conditioning, Inc. WR2620	Allstate Concrete Cutting, Inc.	MBE – (2%)	City of Chicago	Demolition
	Mundo Electric Co.	MBE – (30%)	City of Chicago	Electrical
	Hemingway Chimney, LLC	WBE – (9%)	City of Chicago	Chimney
Stingray Electric LLC OH2609	Horizon Contractors Inc	MBE – (29%)	City of Chicago	Electrical
	Forefront Testing	WBE – (20%)	WBENC	Electrical Testing
Sugrue Builders, LLC OH2608	Mundo Electric Co.	MBE – (24%)	City of Chicago	Electrical
	Kaali Construction Co.	MBE – (21%)	City of Chicago	Carpentry
	Paniagua Group, Inc.	MBE – (5%)	City of Chicago	Flooring
	Terra Demolition	MBE – (2%)	City of Chicago	Demolition
	MJB Decorating	WBE – (2%)	City of Chicago	Painting
	Anderson Lock Co.	WBE – (9%)	WBENC	Doors & Hardware

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
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DA2606	Bank Building Demolition	Pacific Construction Services LLC	\$722,864.21
WR2620	Boiler Replacement	Delta Heating & Air Conditioning, Inc.	\$934,118.04
OH2609	Electrical Testing & Inspection	Stingray Electric LLC	\$44,057.98
OH2608	Food Security for Life Build Out	Sugrue Builders, LLC	\$386,680.44
		TOTAL	\$2,087,720.67

With the approval of this May JOC Board Report, the total amount of funds committed as of May 7, 2026, will rise to \$9,908,740.18

FINANCIAL

Total: \$2,087,720.67

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital Fund

- Budget Lines:** 53/580000-92015-6005031-70000
53/580000-92015-7005031-70000
53/580000-92015-5005031-70000
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Respectfully submitted,

Juan Salgado
Chancellor

May 7, 2026 – The Office of Administrative and Procurement Services