35978
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
SEPTEMBER 3, 2026

# 5.00

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

## JOB ORDER CONTRACT (JOC) PROJECTS
## MONTHLY SUMMARY – SEPTEMBER 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 $1,113,067.17 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 |
|---|---|---|---|---|---|
| McDonagh Demolition Inc. | KK2701 | Parking Lot Storm Drain Collars | Repairs will improve driving conditions and safety in the parking lots | Remove and replace failed asphalt around storm drain, replace with new 10X10 concrete collar, and inspect the surrounding drainpipes | $40,797.28 |
| Robe, Inc. | AV2609 | Manufacturing Classroom Upgrades | Upgrades will improve classroom environment for manufacturing program instruction | Remove and replace floors, modify existing ceiling grid for new lighting, provide new ceiling tiles, prep and repaint walls, and new power & data as required for (2) classrooms and support spaces. | $235,843.06 |
| Structures Construction, LLC | KK2618 | Roof Repairs | Repair roof parapets walls to restore watertight building envelope | Remove and replace deteriorated masonry, replace failed flashing and termination bars along portions of the parapet wall. | $76,654.15 |
| AGAE Contractors, Inc. | AV2701 | Nursing Lab room upgrades | Room upgrades will support the nursing program at AVI | Remove and replace flooring in room 1312, paint rooms, install new partitions, window shades, and curtains. | $224,000.48 *(grant funded)* |
| Robe, Inc. | KK2703 | Gym Floor Replacement | The gym flooring was damaged during a flood and not | Remove and replace damaged wood flooring system. Removal and relocation of storm drain | $535,772.20 |

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| | | | occupiable. Replacement will restore the condition of the space and allow the gym to be used for its intended function. | clean-outs, new wall base, door thresholds, and custom graphics/ striping of the gym floor | |

**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, 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:

| Vendor/Project | MBE/WBE Vendor | Participation | Certification | Trade |
|---|---|---|---|---|
| **McDonagh Demolition Inc KK2701** | Martinez Frogs, Inc | MBE – (34%) | City of Chicago | Concrete |
| **Robe, Inc. AV2609** | Terra Demolition, Inc.<br>Mundo Electric Co.<br>Kaali Construction Company | MBE – (9%)<br>MBE – (37%)<br>MBE – (9%) | City of Chicago<br>City of Chicago<br>City of Chicago | Demolition<br>Electrical<br>Carpentry |

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|---|---|---|---|---|
| | New Era Contracting, Inc.<br>CT Mechanical, LLC | WBE – (7%)<br>WBE – (2%) | City of Chicago<br>City of Chicago | Painting<br>Mechanical |
| **Structures Construction, LLC KK2618** | Elston Materials LLC | MBE – (9%) | Cook County | Material supplier |
| **AGAE Contractors, Inc. AV2701** | Franco Millwork, Lab & Design LLC<br>E2 General Construction<br>Superior Floor Covering, Inc. | MBE – (22%)<br>MBE – (6%)<br>WBE – (5%) | City of Chicago<br>Cook Country<br>State of IL-CEI | Millwork<br>Carpentry<br>Flooring |
| **Robe, Inc. KK2703** | Diamond Rigging<br>Terra Demolition, Inc. | MBE - (3%)<br><br>MBE - (6%) | City of Chicago<br>City of Chicago | Plumbing<br>Demolition |

**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 |
|---|---|---|---|
| KK2701 | Parking Lot Storm Drain Collars | McDonagh Demolition Inc. | $40,797.28 |
| AV2609 | Manufacturing Classroom Upgrades | Robe, Inc. | $235,843.06 |
| KK2618 | Roof Repairs | Structures Construction, LLC | $76,654.15 |
| AV2701 | Nursing Lab room upgrades | AGAE Contractors, Inc. | $224,000.48 |
| KK2703 | Gym Floor Replacement | Robe, Inc. | $535,772.20 |
| | | **TOTAL** | **$1,113,067.17** |

With the approval of this September JOC Board Report, the total amount of funds committed as of September 3, 2026, will rise to $12,347,862.24

**FINANCIAL**
**Total**: $1,113,067.17
**Charge to:** The Office of Administrative and Procurement Services
**Sources of Funds:** Capital Fund, Grant Funds

**Budget Line:** 53/580000-92015-1005031-70000
53/580000-92015-6105031-70000
583000-21000-6100150-60000-809212660
53/580000-92015-1005031-70000

**Respectfully submitted,**

**Juan Salgado**
**Chancellor**

**September 3, 2026 – The Office of Administrative and Procurement Services**