



## Solution Snap Shot

*The Illinois Community College System Procurement Consortium (ICCSPC) awarded Centennial a Job Order Contract for renovation, rehabilitation and repair of its network of community colleges, including its District Headquarters main lobby, shown above.*

### Community College Purchasing Cooperative Offers Responsive Construction Solution for Renovation, Rehabilitation and Repair Needs

In May 2006, the Illinois Community College System Procurement Consortium (ICCSPC) awarded Centennial Contractors Enterprises, Inc. a Job Order Contract (JOC) for the State's network of community colleges. ICCSPC was established by the Illinois Community College System Foundation (ICCSF) to leverage the colleges' collective purchasing power for major solicitations. With 48 community colleges and one multi-college center catering to nearly one million students, the Illinois Community College System is the third largest in the nation.

Prior to the award, the ICCSPC members had been experiencing delays on several of their design-bid-build projects and were looking for a competitively bid, collaborative and responsive solution for the growing construction, renovation and repair needs of the member colleges. Awarding a JOC afforded the consortium the opportunity to complete multiple and diverse projects simultaneously and quickly.

Centennial's initial work was with the City Colleges of Chicago — a network of seven community colleges with main campuses and several satellite locations. They are part of the State's larger network of community colleges represented by the ICCSF, and are active members of ICCSPC.



#### About Centennial Contractors Enterprises, Inc.

For over 15 years Centennial has been a successful national industry leader in construction services supporting governmental, educational and business facilities and infrastructure with construction projects focused on renovation, rehabilitation and repair work. To date Centennial has supported over \$1.5 billion in project solutions for their diverse customer base. Headquartered in Northern Virginia within a few miles of the Nation's Capital, it has over 45 office locations across the United States.

For more information go to [www.cce-inc.com](http://www.cce-inc.com) or email at [contact@cce-inc.com](mailto:contact@cce-inc.com).

Delivering Solutions,  
Building Relationships.

## JOC Spells Sweet Success for French Pastry School

When faced with an especially challenging schedule for the renovation of their District Headquarters main lobby, which houses The French Pastry School, City Colleges of Chicago decided to utilize the Job Order Contract program. They had heard that JOC was the best way to complete a project like this in a timely fashion, based on their budget requirements.

The construction schedule was a firm 45 days so work could be completed in time for the U.S. National Competition for the World Chocolate Masters, which was hosted by the French Pastry School.

The flexibility afforded by the Job Order Contract program was the only way that a team of subcontractors could be assembled, materials purchased, subcontracts and delivery orders made, and work completed. Working days, nights and weekends, Centennial replaced all lobby lighting; installed new acoustical ceiling tiles, hanging pendant globe fixtures, custom convector covers and carpeting; refinished terrazzo and granite floors; made plaster repairs; replaced ceramic tile; and painted the entire area.

The work was challenging at times with unforeseen conditions encountered above the plaster ceilings. New access holes needed to be made, which required additional plaster patches. Retrofitting the old can lights proved impossible, so Centennial removed all 72 light fixtures and installed new lights. Due to the thickness of the plaster ceilings, the new lights had to be modified on site in order to function properly.

With work taking place on the ceiling 32 feet above the lobby floor, access and egress created public safety concerns, so Centennial completed all the ceiling work during nights and weekends.

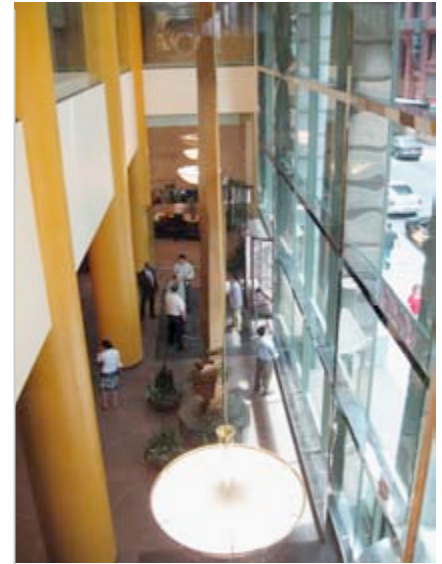
By May 17th Centennial delivered the completed project as promised. Two days later, seven renowned U.S. chefs, a media entourage, a jury of well-respected culinary notables and the public converged upon the French Pastry School to enjoy the juried competition. And when Executive Pastry Chef Vincent Pilon of Mandalay Bay Resort in Las Vegas walked off with the National Chocolate Master award and the U.S. competition was successfully completed, the client was justified in their use of the ICCSPC JOC program.



## Making Room for a Prodigy

Another of the City Colleges of Chicago is Truman College. Centennial was asked to assemble a new classroom there on a fast-track basis to accommodate the special needs of an 11-year-old prodigy who would be attending the school.

Because the JOC program allows for quicker startup — since the bidding and acceptance process has already been done — months could be saved in getting the work completed. Centennial met with the college and jointly determined their needs, and then prepared preliminary drawings and a line item estimate of construction costs.



*Challenged with a 45-day schedule that required work over nights and weekends, Centennial completely remodeled The French Pastry School, part of the City Colleges of Chicago, in time to host the U.S. National Competition for the World Chocolate Masters in May 2007.*

### Advantages of Using a JOC Program

#### The major advantages of Job Order Contracting include:

1. Fast and timely delivery of projects.
2. Low overhead cost of construction procurement and delivery.
3. Development of a partnering relationship based on work performance.
4. Reduced and/or eliminated legal fees.
5. Elimination of change orders.
6. Standard pricing and specification utilizing a published unit price book resulting in efficient and effective estimating, design, and fixed price construction.
7. More funds to the local communities, primarily small and minority business.

The project required relocating the existing entry door to the other side of the classroom, removing a center wall to enlarge the space, removing an existing island sink and table, installing a new raised access floor for the electrical and data needed to support new tables, adding new sinks and painting the space.

### Transforming Existing Spaces into State-of-the-Art Places for Learning

The ICCSPC member realized that the Centennial JOC program could help resuscitate a languishing remodeling project at Malcolm X College, part of the City Colleges of Chicago network and one of the leading providers of health science career programs in the State of Illinois.

Centennial quickly stepped in and got the project on track by meeting with the school to review the space and the end-user’s needs, developing preliminary drawings and a scope of work, producing a line-item estimate, and assembling a design team to complete new architectural, mechanical and electrical drawings.

Centennial then replaced old doors, walls and finishes; installed new electrical panels, outlets, data ports, and HVAC systems; and constructed a raised platform to be used for observation and training. The new space allows for support offices, independent training and a lecture hall training and testing area. The area supports Wi-Fi Internet, drop down media projectors with motorized screens, and lector-controlled lighting, sound and media from a stationary podium.

At Truman College, Centennial was asked to upgrade existing space into a chemistry studio classroom — a concept that integrates a chemistry lab with a classroom atmosphere. One of the benefits of job order contracting is the collaboration between owner and contractor. When Centennial met with the school to determine its needs, representatives of the college informed them that they had recently visited California Polytechnic State University where they had seen the chemistry studio classroom concept in action. They wanted to duplicate it at Truman. Centennial assembled a team of subcontractors and began developing a scope of work and line item estimate.

Work on the space included building a raised, carpeted access floor to accommodate electrical and data systems required by the new work stations. New fume hoods were installed, as well as a redesigned HVAC system and negative pressure room to support them. Resinous work tops and new base and upper cabinets were also installed.

Elsewhere in Truman College, Centennial transformed an existing space into a testing and training studio classroom for the Nursing program. As was done for other JOC projects, Centennial first met with the end users to assess their needs, and then developed a line item estimate. Construction included demolishing selected adjoining room walls to enlarge the space, installing new full-height glass walls, coring the floor to allow for new work station furniture and electrical and data connections, and repainting the walls. Construction was scheduled for little more than three months.

For information on how your institution can also realize the benefits of the ICCSPC agreement for Job Order Contracting with Centennial Contractors, please contact Amy Smith, ICCSPC Account Director at 314-518-3974 or at [amy.smith@iccspc.org](mailto:amy.smith@iccspc.org).



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*Centennial’s JOC afforded the ICCSPC a competitively bid, collaborative and responsive solution for projects like the Malcolm X College’s 2nd Floor training facility, shown here under construction.*