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ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 6, 2014

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

ANNUAL PLUMBING AND PIPING REPAIR WORK CONTRACT
GARCES CONTRACTORS, LLC
CORE MECHANICAL, INC.
DISTRICT WIDE
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute Depend Upon Requirements (DUR) agreements with Garces Contractors, LLC and Core Mechanical, Inc. for plumbing and piping repair services for the period from March 6, 2014 through March 6, 2017, at a total cost not to exceed \$1,500,000.

VENDORS: Garces Contractors, LLC
5423 West Division Street
Chicago, Illinois 60651

Core Mechanical, Inc.
2650 West Montrose Avenue
Suite #118
Chicago, Illinois 60618

USER: District Wide

TERM:

The term of the agreement shall commence no sooner than March 6, 2014 and continue through March 6, 2017, with the option to renew for an additional 1 year term.

SCOPE OF SERVICES:

Garces Contractors, LLC and Core Mechanical, Inc. will provide routine and emergency repairs and parts for the colleges as needed. This contract will allow for immediate response to emergencies and provide a mechanism for routine requests.

Based on review of past needs of the campuses and unpredictable equipment failures often needing emergency repairs and or parts, it was recommended to award the work to Garces Contractors, LLC and Core Mechanical, Inc. This allocation of funds is based on historical usage

of routine and emergency repairs as needed to maintain the plumbing and piping systems District Wide.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Each College will have access to obtain routine and emergency repairs as needed to maintain plumbing and piping systems within each building in a timely manner.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff, and Sealed Bid RG1401 was publicly advertised on January 16, 2014. Seventy-two (72) firms were contacted and a pre-bid conference was held on January 23, 2014. Six firms responded: 1) Member Mechanical Inc.; 2) Garces Contractors, LLC; 3) Core Mechanical Inc.; 4) T & J Plumbing, Inc.; 5) Anchor Mechanical, Inc.; and 6) Toltech Plumbing Contractors.

Vendor	Foreman	Journeyman	Apprentice	Material Mark-Up	Overhead%	Profit%
Member Mechanical Chicago, IL	\$82.71	\$80.43	\$41.22	9%	11%	3%
Garces Contractors, LLC.	\$101.79	\$98.49	\$51.37	10%	15%	20%
Core Mechanical Chicago, IL	\$107.50	\$104.88	\$59.00	8%	15%	14%
T & J Plumbing Chicago, IL	\$113.11	\$109.99	\$54.19	5%	48.9%	7%
Anchor Mechanical Chicago, IL	\$119.71	\$116.41	\$57.36	10%	35%	30%
Toltech Plumbing	\$139.10	\$135.27	\$69.33	7%	84%	7%

Member Mechanical was deemed non-responsive for non-compliance with the District’s M/WBE Participation Plan.

The Office of Administrative and Procurement Services staff reviewed the bids submitted by the most responsive and responsible bidders, and recommends award to Garces Contractors, LLC. and Core Mechanical, Inc. to provide plumbing and piping repair services as needed.

MBE/WBE COMPLIANCE:

The Office of M/WBE Compliance has reviewed the proposed utilization plans from the selected vendors and has determined that they are in compliance with the Board Approved Participation Plan:

Garces Contractors, LLC:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Garces Contractors 5423 W. Division Chicago, IL 60651	MBE (Prime)	93	Direct	State of IL, CMS
Every Bloomin Industrial 2514 W. Armitage Chicago, IL 60647	WBE	3	Indirect	City of Chicago
C & G Construction Supply 505 W. Taft South Holland, IL 60473	WBE	2	Indirect	City of Chicago
RHL Insulation 2224 Oak leaf St. Joliet, IL 60436	WBE	2	Indirect	City of Chicago

Core Mechanical, Inc.:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Direct or Indirect</u>	<u>Certifying Agency</u>
Amalgamated Services, Inc. 110 Golfview St. Frankfort, IL 60423	WBE	7%	Direct	City of Chicago
Toltech Plumbing Contractors 4366 W. Ogden Ave. Chicago, IL 60623	MBE	25	Direct	City of Chicago

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 II, Section 2.6.4(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: \$1,500,000.00

Charge to: Administrative Services- Various Funds

Source of Funds: Operations & Maintenance Fund

FY14: 534500-05501-XXXXXXX-00071

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

March 6, 2014 – Office of Administrative and Procurement Services