

**34406**  
**ADOPTED**  
**BOARD OF TRUSTEES COMMUNITY COLLEGE DISTRICT NO. 508**  
**FEBRUARY 3, 2022**  
**BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508**  
**COUNTY OF COOK AND STATE OF ILLINOIS**

**ANNUAL PLUMBING AND PIPING REPAIR WORK CONTRACT**  
**T&J PLUMBING**  
**CORE MECHANICAL INC.**  
**OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**  
**(RENEWAL OPTION)**  
**DISTRICT WIDE**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreements, to exercise the final option to renew the depends upon requirement (DUR) agreements with T&J Plumbing and Core Mechanical Inc. for plumbing and piping repair services for the period from April 5, 2022 through April 4, 2023, at a total cost not to exceed \$1,000,000.

**VENDORS:** T & J Plumbing  
5251 W. Belmont Avenue Chicago,  
IL 60641

Core Mechanical Inc.  
4632 W Lawrence Avenue Chicago,  
IL 60630

**USER:** District Wide

**TERM:**

The original term of the agreement commenced on April 5, 2018 and ended on April 4, 2021, with two (2) options to extend for one (1) year each. The first renewal term of the agreement commenced on April 5, 2021 and will end on April 4, 2022.

**FINAL RENEWAL TERM:**

The final renewal term of the agreement shall commence on April 5, 2022 and shall end on April 4, 2023.

**SCOPE OF SERVICES:**

T&J Plumbing and Core Mechanical Inc. will continue to provide routine and emergency repairs and parts for the colleges as needed. 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 T&J Plumbing and Core Mechanical Inc. This allocation of funds is based on past pricing, response time to emergency and routine requests, and historical usage of routine and emergency repairs as needed to maintain the plumbing and

pipng systems.

**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:**

Pursuant to Board Reports #33424, adopted on April 5, 2018, and #33921 adopted on February 13, 2020, the Board authorized the execution of agreements with T&J Plumbing and Core Mechanical to provide plumbing and piping repair services on an as needed basis for the district. Specifications were prepared by District Procurement staff, and publicly advertised on February 6, 2018 to solicit bids to provide hourly rates for the required work. Fifty (50) firms were contacted; a pre-bid conference for #SJ1802 was held on February 8, 2018. Four firms responded:

<b>Bidders</b>	<b>Foreman</b>	<b>Journeyman</b>	<b>Apprentice 1st yr.</b>	<b>Material Mark-Up %</b>	<b>Overhead Breakdown Total</b>
T & J Plumbing 5251 W. Belmont Avenue Chicago, IL 60641 Michelle Freihage - President	\$100.23	\$112.96	\$58.51	10%	\$114,500
Core Mechanical, Inc. 4632 W. Lawrence Avenue Chicago, IL 60630 Lisa Sheehy -President	\$107.50	\$104.88	\$59.00	8%	\$75,000
The Stone Group 2954 W. Lake Street Chicago, IL 60612 Kevin Kenzinger - President	\$164.18	\$158.83	\$116.21	20%	\$272,000
Anchor Mechanical, Inc. 255 N. California Avenue Chicago, IL 60612 Michael Rosner - President	\$159.27	\$154.24	\$112.84	20%	\$226,200
<b>Note:</b> Amounts reflected are the total billing rates					

Anchor Mechanical, Inc. was deemed non-responsive for failing to submit in accordance with the bid documents.

The Office of Administrative and Procurement Services staff reviewed the bids submitted by the most responsive and responsible bidders, and reported that T&J Plumbing and Core Mechanical Inc. met the plumbing and piping repair specifications and are recommended for award.

**MBE/WBE COMPLIANCE:**

The Office of Procurement Services has reviewed the proposed renewal agreements referenced above and has determined the Vendors complied with the Board Approved Participation Plan:

**T & J PLUMBING, INC.**

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Direct or Indirect</u>	<u>Certifying Agency</u>
T & J Plumbing 5251 W. Belmont Ave. Chicago, IL 60641	WBE	75	Direct	City of Chicago
Meadow Office Supply 30 W. 260 Butterfield Road Warrenville, IL	MBE	5.1	Indirect	City of Chicago
Well Plumbing & Heating Supplies 916 West 21 <sup>st</sup> Street Chicago, IL 60608	MBE	15.2	Indirect	City of Chicago

**CORE MECHANICAL**

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Direct or Indirect</u>	<u>Certifying Agency</u>
American Mechanical Services 830 Commerce Parkway Carpentersville, IL 60110	MBE	25	Direct	State of Illinois— CMS
Amalgamated Services, Inc. 110 Golfview Street Frankfort, IL 60423	WBE	7	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 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**

**Total:** \$1,000,000

**Charge to:** Office of Administrative and Procurement Services; the Colleges

**Source of Funds:** Capital Fund; Operations and Maintenance Fund

**FY22-23:** 530000-05501-XX70200-70000

53/58000-92015-XX05031-70000

**Respectfully submitted,**

**Juan Salgado**  
Chancellor

**February 3, 2022 – Office of Administrative and Procurement Services**