

34744

**ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 2, 2023**

**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
GARCES CONTRACTORS, LLC
CORE MECHANICAL INC.
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
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 enter depends upon requirement (DUR) agreements with T&J Plumbing, Garces Contractors, LLC and Core Mechanical Inc. for plumbing and piping repair services for the period from April 5, 2023 through April 4, 2026, at a total cost not to exceed \$3,000,000.

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

Garces Contractors, LLC
5423 W. Division Street
Chicago, IL 60651

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

USER: District Wide

TERM:

The term of the agreement shall commence on April 5, 2023 and shall end on April 4, 2026, with one (1) option to renew for two (2) years.

SCOPE OF SERVICES:

T&J Plumbing, Garces Contractors, and Core Mechanical Inc. will provide preventative maintenance, and 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, Garces Contractors, 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 piping systems.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Each college will have access to obtain preventative maintenance, and 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 publicly advertised on December 16, 2022 to solicit bids to provide hourly rates for the required work. One hundred twenty-three (123) firms were contacted; a pre-bid conference for #SN2203 was held on January 12, 2023. Four firms responded:

Bidders	Foreman	Journeyman	Apprentice 1st yr.	Material Mark-Up %
T & J Plumbing 5251 W. Belmont Avenue Chicago, IL 60641 Michelle Freihage - President	\$113.06	\$127.38	\$41.70	10%
Garces Contractors 5423 W. Division Street Chicago, IL 60651 Elda Manion – Managing Member	\$127.80	\$121.86	\$68.23	10%
Core Mechanical, Inc. 4632 W. Lawrence Avenue Chicago, IL 60630 Lisa Sheehy -President	\$136.74	\$134.16	\$89.01	8%
The Stone Group 228 W. Washtenaw Chicago, IL 60612 Kevin Kenzinger - President	\$162.94	\$148.94	\$81.88	20%
Note: Amounts reflected are the total billing rates				

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, Garces Contractors 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 compliance plans and has determined the Vendors complied with the Board Approved MBE/WBE Contract 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
Wells Plumbing & Heating Supplies 916 West 21 st Street Chicago, IL 60608	MBE	20	Direct	City of Chicago
Meadows Office Supply 30W260 Butterfield Road, Unit 201 Warrenville, IL 60555	MBE	5	Indirect	City of Chicago

GARCES CONTRACTORS

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Direct or Indirect</u>	<u>Certifying Agency</u>
Garces Contractors, LLC 5423 W. Division Street Chicago, IL 60651	MBE	93	Direct	City of Chicago
C&G Construction Supply 1593 Valencia Court Calumet City, IL	WBE	7	Direct	City of Chicago

CORE MECHANICAL

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Direct or Indirect</u>	<u>Certifying Agency</u>
---------------	-------------------	----------	---------------------------	--------------------------

Comprehensive Construction Solutions 5835 W. Montrose Avenue Chicago, IL 60634	MBE	25	Direct	Cook County
Amalgamated Services, Inc. 21024 S. 80 th Avenue 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: \$3,000,000

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

Source of Funds: Capital Fund; Operations and Maintenance Fund **FY23-**

27: 53/540000-92015-XX05031-70000;
53/540000-05501-XX70200-70000

Respectfully submitted,

**Juan Salgado,
Chancellor**

March 2, 2023 – Office of Administrative and Procurement Services