

35572
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JULY 10, 2025

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

ROOF REPLACEMENT
KEDMONT WATERPROOFING CO., INC.
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
OLIVE-HARVEY COLLEGE

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such an agreement, to execute an agreement with Kedmont Waterproofing Co., Inc. for the replacement of the Olive-Harvey College roof for a period commencing no sooner than July 10, 2025, through December 31, 2027, for a total not to exceed cost of \$4,619,968.

VENDOR: Kedmont Waterproofing Co., Inc.
5428 N Kedzie Ave
Chicago, IL 60625

USER: Olive-Harvey College

TERM:

The term of the agreement shall commence no sooner than July 10, 2025, and shall continue through December 31, 2027.

SCOPE OF SERVICES:

Construction as necessary to the existing roof as detailed in NC2509 issued for bid documents. The scope of work includes the removal of the existing roof membrane and insulation, and the installation of a new roofing system, insulation, and related accessories at Olive-Harvey College.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The existing roofing system is beyond its expected lifespan and showing signs of deterioration. Replacing the roof system will provide a watertight assembly that reduces leaks, significantly improves the energy efficiency of the mechanical system, and extends the life of the building.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement Services staff and a Request for Sealed Bid #NC2509 was publicly advertised on March 20, 2025, and issued to twelve (12) companies. A nonmandatory pre-bid meeting and site walk-thru was held on 04/01/2025 and a second and final site walk-thru was held on 04/08/2025. Three (3) companies submitted bids on June 6, 2025: 1) A-1 Roofing Company 2) DCG Roofing Solutions, Inc. and 3) Kedmont Waterproofing Co., Inc. Two (2) no-bids were received from 1) Korellis, Inc. and 2) AGAE Contractors, Inc.

All bids were reviewed by staff from the Office of Administrative and Procurement Services. Based on the lowest responsive and responsible bid submitted, staff recommend the acceptance of the bid from Kedmont Waterproofing Co., Inc. for the replacement of the Olive-Harvey College Roof.

	A-1 Roofing Company	DCG Roofing Solutions, Inc.	Kedmont Waterproofing Co., Inc.
Base Bid	\$4,516,360	\$4,289,000	\$3,810,880
10% Unforeseen Conditions Allowance	\$451,636	\$428,900	\$381,088
Permit Allowance	\$10,000	\$10,000	\$10,000
Total Base Bid	\$4,977,996	\$4,727,900	\$4,201,968
Alternate 1: Provide Cold-Applied Hybrid TPO - SBS Roofing System in lieu of Hot-Applied Hybrid TPO – SBS Roofing System	\$93,004	\$436,500	\$418,000
Grand Total with Alternate 1	\$5,071,000	\$5,164,400	\$4,619,968

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and has determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation Plan:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Kedmont Waterproofing Co. 5428 N. Kedzie Ave Chicago, IL 60625	WBE	48	Direct	State of Illinois
Garth Building Products and Services Corp 579 Williams St	MBE	17	Direct	City of Chicago
Royal Sheet Metal Corp. 10217 Franklin Ave Franklin Park, IL 60131	MBE	7	Direct	City of Chicago
Chi Town Plumbing 8609 W Cermak Rd. Unit 1 North Riverside, IL 60546	MBE	2	Direct	State of Illinois
American Backhoe Service and Excavating 2560 Federal Signal Drive University Park, IL 60484	MBE	1	Direct	NMSDC

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: \$4,619,968

Charge to: The Office of Administrative and Procurement Services

Source of Funds: Capital Fund

Budget Line: 580000-92015-5005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

July 10, 2025 – The Office of Administrative and Procurement Services