

35791
ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 5, 2026

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, LLC.
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
DISTRICT WIDE
(RENEWAL OF BOARD REPORT #34744)

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreement, to exercise the first and final option to renew the depends upon requirement (DUR) agreements with T&J Plumbing, Inc., Garces Contractors, LLC and Core Mechanical, LLC. for plumbing and piping repair services for the period no sooner than April 5, 2026 through April 4, 2028 for a total not to exceed for \$1,500,000.

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

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

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

USER: District Wide

ORIGINAL TERM: Pursuant to Board Report 34744, the original term of the agreement commenced on April 5, 2023, and shall end on April 4, 2026, with one (1) option to renew for two (2) years.

RENEWAL TERM: The first and final renewal term shall commence on April 5, 2026, and shall end on April 4, 2028.

SCOPE OF SERVICES: T&J Plumbing, Garces Contractors, and Core Mechanical, LLC will provide preventative maintenance, 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, LLC. 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: Renewal of this agreement will provide each college with continued 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	\$113.06	\$127.38	\$41.70	10%
Garces Contractors	\$127.80	\$121.86	\$68.23	10%
Core Mechanical	\$136.74	\$134.16	\$89.01	8%
The Stone Group	\$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

Vendor	MBE or WBE	%	Participation	Certifying Agency
T&J Plumbing 5251 W. Belmont Ave. Chicago, IL 60641	WBE	90	Direct	City of Chicago
Meadows Office Supply 20W260 Butterfield Rd, Unit 201 Warrenville, IL 60555	MBE	10	Indirect	City of Chicago

Garces Contractors

Vendor	MBE or WBE	%	Participation	Certifying Agency
Garces Contractors, LLC				

5423 W. Division St 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>Participation</u>	<u>Certifying Agency</u>
Comprehensive Const. Solutions 5835 W Montrose Ave Chicago, IL 60634	MBE	25	Indirect	Cook County
Amalgamated Services, Inc. 21024 S. 80th Avenue Frankfort, IL 60423	WBE	7	Indirect	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.

Total: \$1,500,000

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

Sources of Funds: Capital Fund; Operations and Maintenance Fund

Budget Line: 53/540000-92015-XX05031-70000

53/540000-05501-XX70200-70000

Respectfully submitted,

Juan Salgado
Chancellor

March 5, 2026 – Office of Administrative Services