

TRITON COLLEGE
DISTRICT #504
SUBJECT: Request for Bid

SCHEDULE 2.4
July 7, 2025

The Board of Trustees invites you to submit a proposal on the item(s) listed below.



John Lambrecht
Associate Vice President – Facilities

QUANTITY	ARTICLE DESCRIPTION
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BOILER REPAIRS AT BUILDING N

Please visit www.triton.edu/rfp to check for any additional addendums or changes.

RESPONSE OPENING: 1:30 pm, LOCAL TIME, July 21, 2025
Learning Resource Center / Building A / ROOM A-300

QUESTIONS, PLEASE CONTACT ARCON ASSOCIATES, INC. –
Mr. John Lambrecht (708) 779-4048 or email johnlambrecht@triton.edu

This proposal is to be received by TRITON COLLEGE – BUSINESS OFFICE, ROOM A 306 (Learning Resource Center), located at 2000 Fifth Avenue, River Grove, IL, 60171, on or before Monday, July 21, 2025, before 1:30 pm, local time. It is the Bidder's responsibility to have the proposal received in the Business Office by the deadline. Hand Delivered, Messengered, Express Shipping Agent, or trackable delivery service is required. Timely delivery in the Business Office (A-306) is the sole responsibility of the Bidder. The Mailbox Rule shall not apply or deem a bid timely received. Electronic submissions or facsimile copies are not permissible.

FIRM: _____ SIGNATURE: _____

ADDRESS: _____ CONTACT: _____

CITY & STATE: _____ TELEPHONE: _____

Exhibit A
Triton College
Boiler Repairs at Building N
Specification

The purpose of this bid is to perform Boiler Retubing on 2 Boilers in Central Plant at Triton College Campus in River Grove.

Scope of work is identified in the attached Plans identified as Exhibit C.

Insurance Requirements. The contractor shall provide and maintain insurance in the amounts \$2M / \$5M and list the following as additional insured on a separate endorsement:

“Triton College, District No. 504, its affiliates, officers, directors, trustees, volunteers, employees, and students.”

All such insurance shall not be cancelable without thirty (30) days prior written notice being given to the District.

Service Agreement. Contractor will be required to sign Triton Service Agreement. Sample is shown as attached Exhibit D

Documents Required for Submission:

- Bidder Identification & Bid Forms
- Bid Bond or Certified Check

**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

Name of Bidder: _____

Address: _____

City, State, Zip: _____

Phone: _____ Contact: _____

The undersigned acknowledges receipt of:

PROJECT: Boiler Repairs at Building N

ADDRESS: 2000 Fifth Avenue, River Grove, IL 60171

Bidder has examined the site and all bidding documents. Shall be responsible for performing all work specifically required by all parts of the bidding documents, including all specifications and drawings for the entire project.

Specifications and ANY and ALL addendums will be posted to the following website:

www.triton.edu/rfp

**Bid Opening – Monday, July 21, 2025, 1:30 P.M., Learning Resource Center,
Building A, Room A-300**

**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

Bidder is responsible for checking website for any issued addendums.

Agrees to:

- A. Hold this bid open until 60 calendar days after the bid opening date.
- B. Accept the provisions of the Instructions to bidders regarding disposition of bid security.
- C. Enter into and execute a contract with Triton when awarded on the basis of this bid, and in connection therewith to:
 - 1. Furnish all bonds and insurance in accord with the bidding document
 - 2. Accomplish the work in accord with the Contract

SITE VISIT:

Contractors are encouraged to visit the site. Contact Mr. John Lambrecht, (708) 779-4048 or johnlambrecht@triton.edu for further information.

BID DEPOSIT:

The undersigned furnished herewith as required, bid security in the amount of 10% of the "Amount Bid" in the form of cashier's check _____, certified Check, _____ made payable to the Owner or bid bond _____, naming the College as obligee. (Bidder to check form of deposit furnished).

It is understood and agreed that should the undersigned fail to enter into a contract with the College or furnish acceptable contract security within the time and in the manner herein provided, the bid deposit shall be retained by the College as liquidated damages and not as a forfeiture. As it is impossible to determine the precise and exact amount of damages the College will sustain, it is agreed that the bid deposit is a fair and equitable estimate of damages.

Bidder shall also be required to comply with State of Illinois laws on preference employment, as outlined in IL. Rev. Stat. CH. 48 269-28-285 "Preference to Citizens on Public Works Projects".

BID WILL BE "NON RESPONSIVE" IF THESE REQUIREMENTS ARE NOT FULFILLED

**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

ADDENDA

The undersigned hereby acknowledges receipt of the following. Addenda and has included the provisions of same in this Bid. (List by number and date appearing on each addendum)

Addendum Number

Dated

BID ACCEPTANCE

If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within the time noted herein, after the bid opening of bids or at any time thereafter before this bid is withdrawn, the undersigned agrees that he will execute a construction contract in accordance with the bid as accepted. He will obtain performance and payment bonds with such surety or sureties as the Owner may approve, cost of which shall be included in the base bid.

ARBITRATION: All references to arbitration in any portion of the contract documents are deleted. All disputes arising under this agreement shall be resolved in the Circuit Court of Cook County.

PAYMENT: Payments will be processed monthly based on completion of services as determined by Owner in the Owner's sole determination.

CHANGE ORDERS: Change orders will not be approved unless prior written authorization is received by the Owner and the policy and procedures of Owner have been strictly adhered to. Owner is a governmental entity which cannot, by law, be obligated to pay for any change not authorized and in compliance with applicable laws, regulations and policies. All requests for changes shall be in writing and accompanied by adequate supporting documentation. Contractor shall, upon request complete any form for a change that may be required or requested by Owner or its architect.

The College reserves the right to award the contract to its best interests, to reject any or all bids, to waive informalities in bidding, and to hold all bids for the bid guarantee period, a period of 60 days after bid opening.

**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

The Undersigned:

Having examined the site of the work, and having familiarized himself with local conditions affecting the cost of the work and with all requirements of the specifications and duly issued addendum, hereby agrees to perform all work and furnish all labor, material and equipment specifically required of him by the specifications and such additional work may be included as related requirements in other divisions or sections of the specifications, exclusive of alternate bids.

Agrees:

To furnish and/or install the described services for stated price.

To hold this bid open until 60 calendar days after the bid opening date.

To enter into and execute a contract with the College, if awarded on the basis of this bid, and in connection therewith to:

1. Furnish bid security and insurance in accordance
2. Accomplish the work in accord with the contract

REPRESENTATIONS AND CERTIFICATIONS

The bidder makes the following representations and certifications as part of his bid on the project herein identified in the Bid proposal. In the case of a joint venture bid, each party represents and certifies as to his own organization.

AVAILABILITY: The number and amount of contracts and awards pending which I am and/or will be obligated to perform, now and during the course of the project, will not interfere with or hinder the timely prosecution of my work.

INDEPENDENT PRICE DETERMINATION: The contract sum in this bid has been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.

PREVAILING WAGE: The contractor and each subcontractor shall pay not less than the prevailing rate of hourly wages for Work of a similar character in the locality in which the Work is performed and not less than general prevailing rate of hourly wages for legal holidays and overtime Work in the performance of Work under this contract, as established by the Illinois Department of Labor, pursuant to an act of the General Assembly of the State of Illinois Revised Statutes, Chapter 48, Section 39s-1 et seq.

Pursuant to Illinois Revised Statutes, Chapter 48, Section 39s-5 the contractor and each subcontractor shall keep an accurate record showing the names and occupation of all laborers, Workers and mechanics employed by them and also showing the actual hourly wage paid to each such individual, which record shall be open at all reasonable hours to inspection by the Owner, its officers and agents, and to agents of the Illinois Department of Labor.

**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

The contractor and each subcontractor hereby agree, jointly and severally to defend, indemnify and hold harmless the Owner from any and all claims, demands, liens or suits of any kind or nature whatsoever (including suits for injunctive relief) by the Illinois Department of Labor under the Illinois Prevailing Wage Act, Illinois Revised Statutes, Chapter 48, Section 39s-1, et seq., or by any laborer, worker or mechanic employed by the contractor or the subcontractor who alleges that he has been paid for his services in a sum less than prevailing wage rates required by Illinois law. The Owner agrees to notify the Contractor or subcontractor of the pendency of such claim, demand, lien or suit.

BID RIGGING/BID ROTATING

The undersigned is not barred from bidding on this project as a result of a violation of either Section 33E-3 (Bid-rigging) or Section 38E-4 (Bid rotating) under Article 33E of Chapter 38 of the Illinois Revised Statutes.

Contractor Acknowledges:

1. That he understands the specifications
2. That he has the equipment, technical ability, personnel and facilities to construct the project in accordance with the specifications
3. That the specifications are, in his opinion, appropriate and adequate for said project.
4. That he will conform to and abide by the decision of the Owner as to selection of Contractor.

Legal Name of person, corporation, partnership,
or joint venture

If Corporation, affix Corporate Seal

Signature and Title

Dated _____, 20____.

**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

If a Corporation

NAME

ADDRESS

<hr/>	President <hr/>
<hr/>	Secretary <hr/>
<hr/>	Treasurer <hr/>

Corporation, State of

If a Partnership

NAME OF PARTNERS

ADDRESS

<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

If a Joint Venture

NAME OF MEMBERS

ADDRESS

<hr/>	<hr/>
<hr/>	<hr/>
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**TRITON COLLEGE
BOILER REPAIRS AT BUILDING N
BIDDER IDENTIFICATION & BID FORM**

EXHIBIT "B"

SUBMITTAL:

BIDDER

BY

BIDDER ADDRESS

SIGNATURE

CITY, STATE AND ZIP CODE

TITLE

DATE

BUSINESS TELEPHONE

FAX

E-MAIL

BID AMOUNT: _____

Envelopes containing bid, bid security and other required documents must be sealed, marked and addressed as follows:

TRITON COLLEGE
Boiler Repairs at Building N
Business Office / Purchasing Department / A 306
2000 Fifth Avenue
River Grove IL 60171

BOILER REPAIRS AT BUILDING N

for the
BOARD of TRUSTEES
TRITON COLLEGE
2000 Fifth Avenue, River Grove, Illinois 60171

EXHIBIT "C"



SYMBOL LIST

DWG #
SHT #

DWG #
SHT #

DWG #
SHT #

DWG #
SHT #

DWG #
SHT #

DWG #

ITEM #

ITEM #

ITEM #

FIRE EXTINGUISHER & FIRE EXTINGUISHER CABINET TYPE

COLUMN LINE

ELEVATION TARGET (VERTICAL HEIGHT)

DETAIL BLOW-UP

NORTH ARROW

WOOD CASEWORK TAG

PLASTIC LAMINATE CASEWORK TAG

WINDOW TAG

SECTION TARGET

DETAIL TARGET

EXTERIOR ELEVATION TARGET

INTERIOR ELEVATION TARGET

STANDARD

DOOR OR FRAMED OPENING TARGET

WALL OR TOILET ACCESSORY TAG

PARTITION TYPE TAG

FEC #

TOP / JOIST BRG. ELEV. = 0'-0"

DWG #

SHT #

DWG #

SHT #

DETAIL TARGET

DETAIL BLOW-UP

NORTH ARROW

WOOD CASEWORK TAG

PLASTIC LAMINATE CASEWORK TAG

WINDOW TAG

ROOM NAME AND NUMBER

DOOR OR FRAMED OPENING TARGET

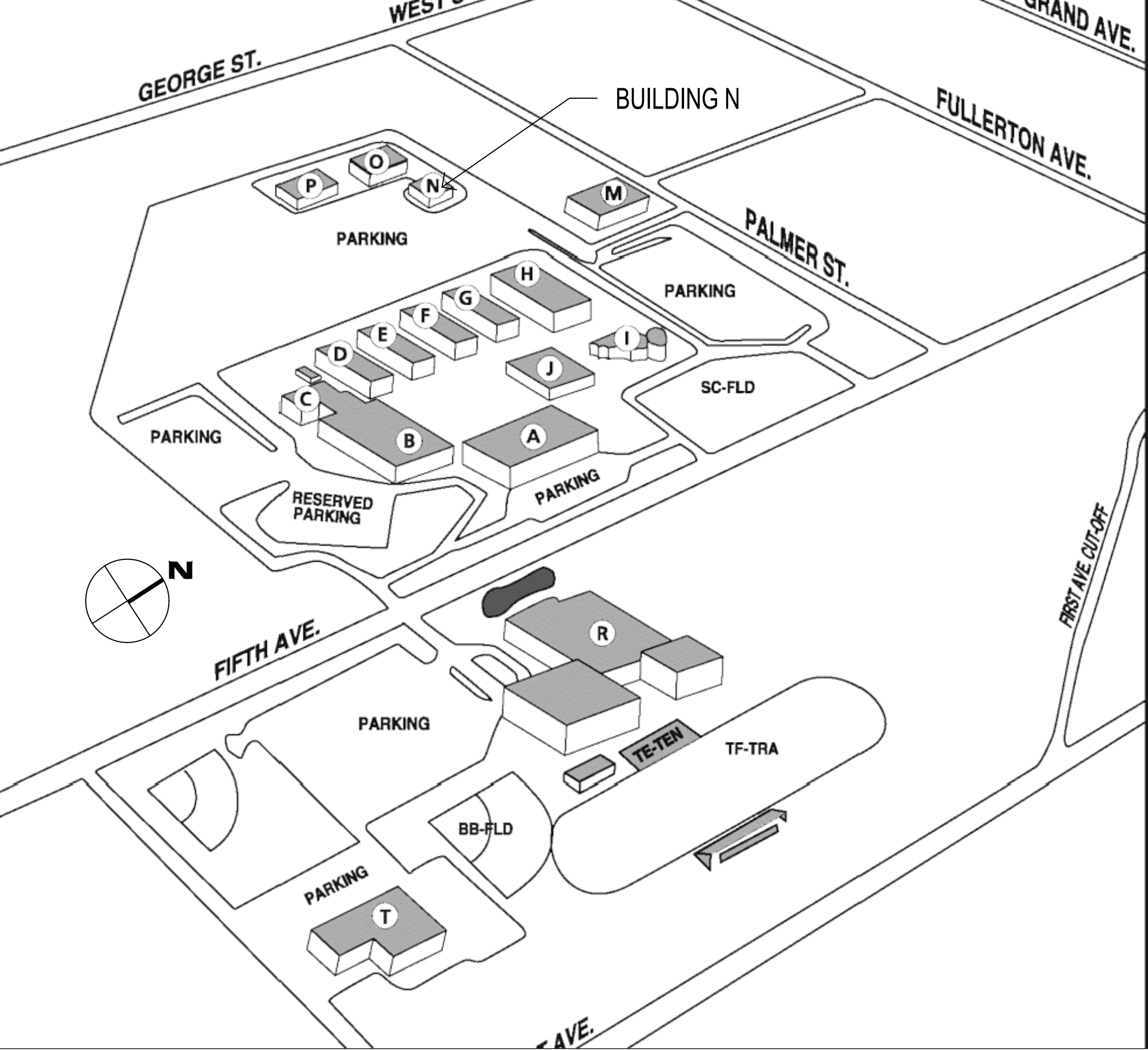
WALL OR TOILET ACCESSORY TAG

PARTITION TYPE TAG

INDEX OF DRAWINGS

Sheet	Description
G1.0	COVER SHEET
M2.0	FIRST FLOOR MECHANICAL PLAN

LOCATION MAP



ABBREVIATIONS

ACoust	- ACOUSTICAL	EL	- ELEVATION	MASRY	- MASONRY	SCHD	- SCHEDULE
AFF	- ABOVE FINISHED FLOOR	ELEC	- ELECTRICAL	MAX	- MAXIMUM	SHT	- SHEET
ALUM	- ALUMINUM	ELEV	- ELEVATOR	MECH	- MECHANICAL	SIM	- SIMILAR
ASSY	- ASSEMBLY	EQ	- EQUAL	MET	- METAL	SPEC	- SPECIFICATION
AT	- ACOUSTICAL TILE	EWC	- ELECTRIC WATER COOLER	MIN	- MINIMUM	SS	- STAINLESS STEEL
BD	- BOARD	EXIST	- EXISTING	MJ	- MOVEMENT JOINT	STD	- STANDARD
BLDG	- BUILDING	FDM	- FIRE EXTINGUISHER	MO	- MASONRY OPENING	STL	- STEEL
BRG	- BEARING	FE	- FIRE EXTINGUISHER CABINET	NIC	- NOT IN CONTRACT	STOR	- STORAGE
BUR	- BUILT UP ROOF	FEC	- FIRE EXTINGUISHER CABINET	NOM	- NOMINAL	STRUCT	- STRUCTURE
CJ	- CONTROL JOINT	FIN	- FINISH	NTS	- NOT TO SCALE	SQ	- SQUARE
CLG	- CEILING	FXIT	- FIRE HYDRANT	OC	- ON CENTER	TEL	- TELEPHONE
CLR	- CLEAR	FUR	- FURNITURE	OD	- OUTSIDE DIAMETER	TEMP	- TEMPERED
COL	- COLUMN	OPR	- OPERABLE	OPR	- OPENING	THK	- THICK
CONC	- CONCRETE	ORG	- OPENING	OP H	- OPPOSITE HAND	TYP	- TYPICAL
CONJT	- CONTINUOUS	GA	- GAUGE	OZ	- OUNCE	UNO	- UNLESS NOTED OTHERWISE
CPT	- CARPET	GALV	- GALVANIZED	PLT	- PLATE	VERT	- VERTICAL
CT	- CERAMIC TILE	GYP	- GYPSUM	PLM	- PLASTIC LAMINATE	VCT	- VINYL COMPOSITION TILE
DIA	- DIAMETER	HGT	- HEIGHT	PLYWD	- PLYWOOD	VF	- VERIFY IN THE FIELD
DIM	- DIMENSION	HORIZ	- HORIZONTAL	PREFIN	- PRE FINISHED	W/	- WITH
DN	- DOWN	HP	- HIGH POINT	R	- RISERS	W/O	- WITHOUT
DOCS.	- DOCUMENTS	ID	- INSIDE DIAMETER	RAD	- RADIUS	WD	- WOOD
DR	- DOOR	INSUL	- INSULATION	REINF	- REINFORCED	WP	- WATERPROOF
DTL	- DETAIL	LBS	- POUND	REQ.D	- REQUIRED		
DWG	- DRAWING	LP	- LOW POINT	RH	- ROOM		
EA	- EACH	LOC	- LOCATION	RID	- RAISED RUBBER DISC TILE		
EJ	- EXPANSION JOINT	MANUF	- MANUFACTURER	SC	- SOLID CORE		

MATERIAL SYMBOLS

	FACE BRICK		STEEL		ASPHALT PAVING
	CONCRETE MASONRY UNIT		BATT INSULATION		EARTH
	CONCRETE		RIGID INSULATION		GRANULAR FILL
	WOOD BLOCKING		GYPSUM BOARD		SAND, MORTAR, OR GROUT
	PLYWOOD		ACOUSTICAL TILE/PLASTER		
	FINISH WOOD		ALUMINUM		

GENERAL NOTES

- SCOPE OF WORK AND GENERAL CONDITIONS
 - THESE GENERAL NOTES APPLY TO ALL WORK IN THIS PROJECT.
 - THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE INDEX OF DRAWINGS ON THE TITLE SHEET, THE SPECIFICATIONS AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR FIRE PROTECTION DRAWINGS, WHERE APPLICABLE, INVOLVING ANY ONE TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS BELONGING TO THAT PARTICULAR CATEGORY OR NOT. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN THE VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
 - THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.). THEY SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
 - THE CONTRACTORS SHALL SUPPLY ALL LABOR, TRANSPORTATION, APPARATUS, SCAFFOLDING, ANY TOOLS NECESSARY FOR THE COMPLETION OF THE WORK. THEY SHALL MAINTAIN AND REMOVE ANY TEMPORARY EQUIPMENT, AND CONSTRUCT IN EXCELLENT AND WORKMANLIKE MANNER THE COMPLETE WORK AND EVERYTHING PROPERLY INCIDENTAL THERETO AS STATED IN THE CONTRACT DOCUMENTS OR REASONABLY IMPLIED THEREFROM. IT IS NOT THE INTENT OF THE CONTRACT DOCUMENTS TO SET FORTH IN DETAIL EVERY ITEM NECESSARY TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTORS MUST BE QUALIFIED FOR THIS WORK AND MUST, WITHOUT DIRECTION, FURNISH AND INSTALL EVERYTHING NECESSARY TO PROVIDE CONSTRUCTION IN A COMPLETE AND ACCEPTABLE ORDER READY FOR USE WITHOUT ANY ADDITIONAL WORK. ALL PARTS MUST BE COORDINATED, COMPLETE, READY TO OPERATE AND DELIVERED TO THE OWNER IN NEW CONDITION.
 - DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR EXISTING FIELD CONDITIONS THAT MAY ARISE, IF IT IS DEEMED BY THE ARCHITECT THAT THE CONTRACTORS COULD HAVE ANTICIPATED A PROBLEM FROM A FIELD VISIT. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING CONDITIONS THAT AFFECT THE WORK.
 - THE CONTRACTORS ACKNOWLEDGE AND AGREE THAT THEY HAVE INDIVISIBLE, INDELEGABLE, INTRANSFERABLE, AND CONTRACTUAL OBLIGATION TO THE OWNER TO MAKE THEIR OWN INSPECTIONS ON THEIR OWN WORK AT THE STAGES OF CONSTRUCTION, AND SHALL SUPERVISE AND SUPERINTEND PERFORMANCE OF WORK IN SUCH MANNER AS TO ENABLE THEM TO CONFIRM, CERTIFY AND CORROBORATE AT ALL TIMES THAT ALL WORK HAS BEEN EXECUTED STRICTLY, LITERALLY, RIGIDLY, AND INFLEXIBLY IN ACCORDANCE WITH THEIR METHODS, MATERIALS AND STANDARDS.
 - THE CONTRACTORS WILL REPAIR AND/OR REPLACE ALL DAMAGED MATERIALS THAT ARE FOUND TO HAVE BEEN MADE DURING THE COURSE OF THE WORK AND CLEANUP PROCEDURE. REPAIR SHALL MEAN THE ITEM(S) ARE RETURNED TO THEIR ORIGINAL STATE, AS A MINIMUM, AS DETERMINED BY THE OWNER AND THE ARCHITECT.
 - ALL CONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.
- CONTRACT DRAWINGS AND SPECIFICATIONS
 - THE CONTRACTORS ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK.
 - EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT THE EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
 - ALL CONTRACTORS SHALL EXAMINE AND BE RESPONSIBLE FOR ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS WHEN ESTABLISHING THE SCOPE OF WORK FOR THEIR RESPECTIVE TRADES.
 - NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
 - DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - DRAWINGS MAY BE DISTORTED AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DRAWINGS.
 - ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.
- EXISTING CONDITIONS
 - ALL CONTRACTORS SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTORS REPRESENT THAT THEY HAVE VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
 - NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF OTHER TRADES.
 - THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
 - THE CONTRACTORS MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
 - EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTORS' CONVENIENCE ONLY. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTORS' IGNORANCE OF EXISTING CONDITIONS AND THEIR IMPLICATIONS.
- DEMOLITION AND REMOVALS
 - OWNER SHALL HAVE THE OPTION OF SELECTING ANY OR ALL OF THE ITEMS WHICH ARE DESIGNATED TO BE REMOVED BY THE CONTRACTORS AS SALVAGE FOR THE OWNER. CONTRACTORS SHALL REMOVE SUCH ITEMS WITH EXTREME CARE AND RETURN SUCH ITEMS TO THE OWNER.
 - OWNER SHALL REMOVE AND/OR RELOCATE PORTABLE EQUIPMENT, FURNITURE, ETC. WHICH WILL BE IN CONFLICT WITH NEW CONSTRUCTION.
- CUTTING AND PATCHING
 - THE CONTRACTORS SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTORS SHALL PERFORM ALL CUTTING, PATCHING AND FITTING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, ETC. AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR AS INDICATED ON THE DRAWINGS.
- MATERIALS, ASSEMBLIES AND INSTALLATION
 - IT IS THE CONTRACTORS' RESPONSIBILITY TO COORDINATE AND ACCURATELY LOCATE ELECTRICAL, MECHANICAL AND PLUMBING DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.
- SITE CONDITIONS
 - ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN OR NOT, MUST BE PROTECTED BY THE CONTRACTORS AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. WHERE DAMAGE OCCURS, THE CONTRACTORS SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
 - UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL, PLUMBING AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION. WHERE THEY INTERFERE WITH THE NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.
 - THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION, PROVIDE ALL NECESSARY ACCOMMODATIONS TO KEEP THE TENANT-OCCUPIED PORTIONS OF THE BUILDING OPERATIONAL AND SAFE. THESE ACCOMMODATIONS INCLUDE, BUT ARE NOT LIMITED TO MECHANICAL SYSTEMS, ELECTRICAL AND COMMUNICATION WIRING, PLUMBING SYSTEMS, NOISE AND DUST CONTROL, TEMPORARY SIGNAGE, AND LIFE SAFETY MEASURES.
 - ALL CORRIDORS ARE TO BE KEPT FREE OF REFUSE AND CONSTRUCTION MATERIAL. CONTRACTORS SHALL DISPOSE OF DEMOLISHED MATERIALS OFF SITE AND PROVIDE DUMPSTERS AS REQUIRED.
- SITE RESTORATION
 - WHETHER OR NOT SPECIFICALLY INDICATED, THE CONTRACT DOCUMENTS REQUIRE THAT THE CONTRACTORS SHALL INCLUDE AS A PART OF THEIR BID PROVISIONS FOR PROVIDING SITE RESTORATION FOR ANY PORTION OF THE SITE AFFECTED BY THE WORK. THIS SITE RESTORATION SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO RESTORING EXISTING LANDSCAPING, WALKS AND ROADWAYS TO A CONDITION ACCEPTABLE TO THE ARCHITECT.
- UNDERGROUND UTILITIES
 - THE CONTRACTORS SHALL EXERCISE CARE IN EXCAVATION AND CONSTRUCTION SO AS NOT TO DISTURB EXISTING UNDERGROUND SITE UTILITIES (UNLESS SPECIFICALLY DOCUMENTED TO DO SO.) THE CONTRACTORS SHALL EMPLOY A SERVICE TO LOCATE SUCH UTILITIES AND SHALL CONSULT WITH THE OWNER AS TO POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO RESTORE SERVICE AND PAY FOR ANY UTILITY FEES IN CONNECTION WITH RESTORATION OF SERVICE IN THE EVENT OF DISRUPTION DUE TO EXCAVATION OR CONSTRUCTION.

architects
construction managers
roof & masonry consultants
landscape architects

2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

BOILER REPAIRS AT BUILDING N

at
2000 Fifth Avenue
River Grove, Illinois
60171

for the
BOARD of TRUSTEES
Triton College

2000 Fifth Avenue
River Grove, Illinois
60171



ISSUED FOR BID

REVISIONS

No.	Date	By

Project Number:
25018

Issue Date:
February 21st, 2025

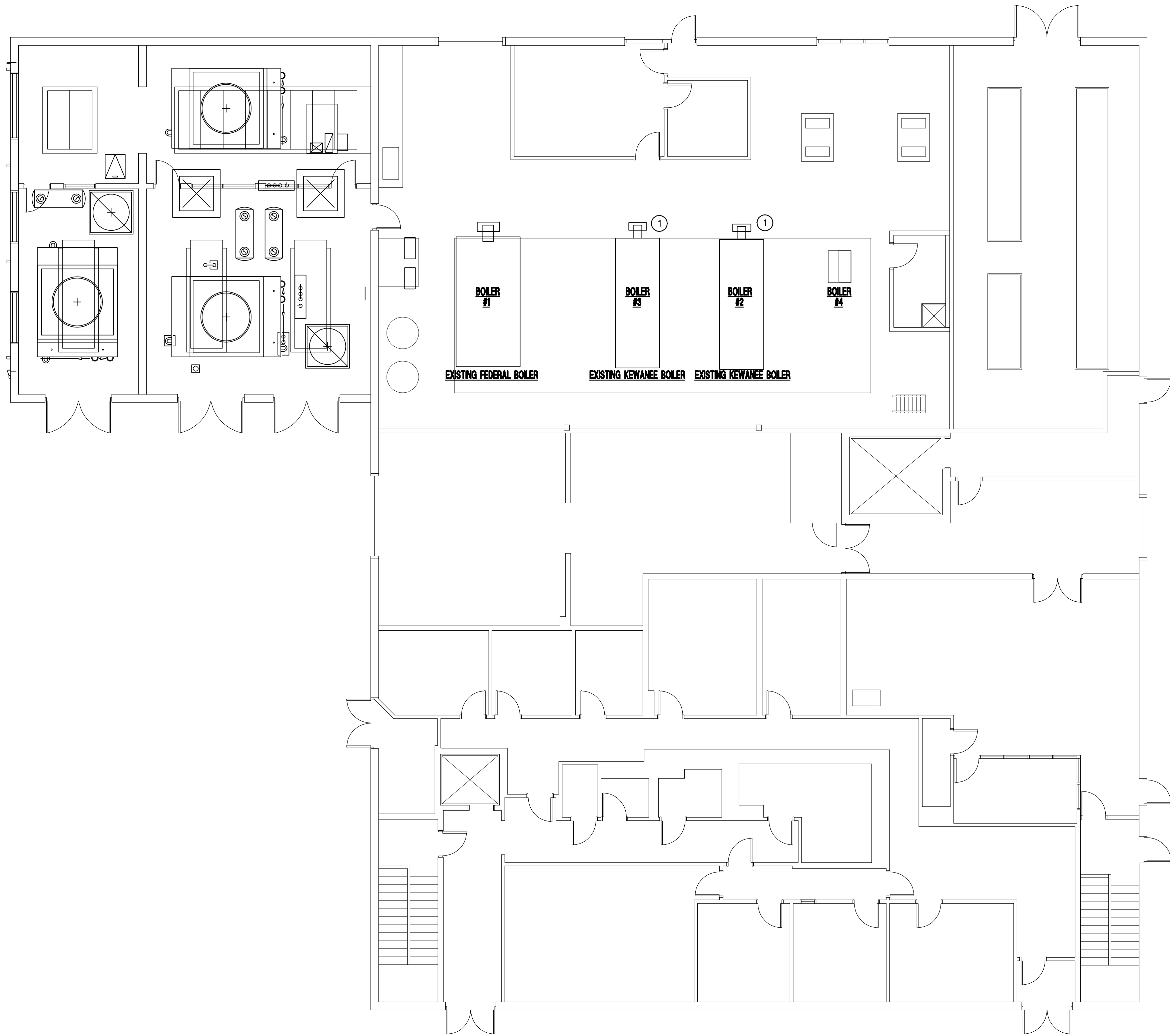
Drawn by:
JWH

Sheet Title
COVER SHEET

Sheet Number

G1.0

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FIRST FLOOR MECHANICAL PLAN
1/8" = 1'-0"

GENERAL NOTES

1. EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL SIZES AND LOCATIONS IN THE FIELD.

KEY NOTES

1 BOILER REPAIRS

THE SCOPE OF WORK FOR RETUBING (2) KEWANEE BOILERS (MODEL L3W-250-c) SHALL INCLUDE: ISOLATING INDIVIDUAL BOILERS FOR REPAIRS, INSPECTING THE BOILERS REMOVING DAMAGED / OLD TUBES, INSTALLING NEW TUBES AND RETURNING APPLIANCES TO SERVICE. THE PROCESS ALSO INVOLVES TESTING FOR VERIFICATION OF THE REPAIRS. ALL WORK SHALL BE IN ACCORDANCE WITH ASME STANDARDS.

INSPECTION:

- VISUALLY INSPECT THE BOILERS FOR CRACKS AND OTHER PROBLEMS
- PERFORM NON-DESTRUCTIVE TESTING TO IDENTIFY ANY AREAS OF CONCERN
- PROVIDE (IN WRITING) ANY DEFICIENCIES TO OWNER FOR APPROVAL TO PROCEED WITH REPAIRS

REMOVAL:

- REMOVE ANY REFRACTORY, INSULATION OR CLADDING NECESSARY FOR ACCESS
- CROP OUT THE TUBES
- SPLIT AND REMOVE TUBE ENDS
- GRIND AND POLISH TUBE HOLES
- REMOVE WELDING AT THE TUBE ENDS

INSTALLATION:

- INSTALL NEW BOILER TUBES
- ROLL, BEAD, WELD THE NEW TUBES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
- REINSTALL REFRACTORY, INSULATION, CLADDING AND MANHOLE COVERS

TESTING:

- HYDRO-TEST THE BOILER AND OBTAIN ANY LOCAL CERTIFICATES REQUIRED AND SUBMIT REPAIR FORMS TO REGULATORY AGENCIES

REPORT:

- PROVIDE WRITTEN REPORT OF ALL FINDINGS, REPAIR AND TEST RESULTS TO OWNER ONCE COMPLETE

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for
the
BOARD of EDUCATION

2000 5th Ave
River Grove, IL
60171



ISSUED FOR BID

REVISIONS

No.	Date	By

Project Number:
25018

Issue Date:
February 21st, 2025

Drawn by:
JMB

Sheet Title
FIRST FLOOR
MECHANICAL PLAN

Sheet Number

M2.0

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Exhibit D

Agreement Between Triton College and Independent Contractor

Start date: _____
Maximum value: \$ _____

This Agreement made this _____ day of **November**, 20**20**, between Community College District No. 504 (hereinafter referred to as "Triton College"), located at 2000 Fifth Ave., River Grove, Ill. 60171 and Independent Contractor _____ (hereinafter referred to as "Independent Contractor"), located at _____.

In consideration of the mutual promises of the parties hereinafter specified, it is agreed by the parties as follows:

- Independent Contractor shall perform the following services under this Agreement: _____
- The location of the services to be performed shall be at the Triton College Campus, _____ (building and room number), 2000 Fifth Ave., River Grove, Ill.; or off-campus location, _____.
- Independent Contractor shall perform the services on: date(s) _____ to _____ and time(s) _____ PM to _____ PM.
- Triton College agrees to pay to Independent Contractor the amount of \$ _____, which shall be paid within 60* days of receipt of accurate and detailed invoices of all work performed, with a narrative of work completed as requested. Invoices shall be submitted within 10 college business days from the latest date specified in paragraph three (3) above. Failure to submit proper or accurate invoices will delay the issuance of payment. Triton College shall have the right to review and request clarification of any invoice prior to issuance of payment (*60 days is standard).
- Independent Contractor agrees to hold harmless and indemnify Triton College, its officers, agents, trustees and employees against any losses, damages, judgments, claims, expenses, costs and liabilities imposed upon or incurred by or asserted against Triton College, its officers, agents, trustees or employees including reasonable attorneys fees and expenses arising out of the acts or omissions of Independent Contractor, its officers, agents or employees under this Agreement.
- Independent Contractor shall perform its obligations under this Agreement as an independent contractor and shall not be considered an employee of Triton College for any purpose. Further, Independent Contractor expressly agrees that neither it, nor any of its employees, shall be entitled to or make a claim for any benefits that may be available to employees of Triton College, including but not limited to, SURS, pension, retirement, health, life or worker's compensation coverage. In the event a claim is made for any such benefits, Independent Contractor shall fully indemnify Triton College, its officers, trustees, employees and agents from all costs and responsibilities associated with the claim for benefits.
- Independent Contractor assumes full responsibility for the payment of all federal, state or local taxes incurred by Independent Contractor as a result of this Agreement.
- This Agreement is executed by an authorized representative of Triton College in the representative's official capacity only and the representative shall have no personal liability under this Agreement.
- Independent Contractor represents that it possesses all professional or business licenses required by law, if any, and all qualifications necessary to fully perform its obligations hereunder in accordance with accepted industry standards and agrees to perform in accordance with accepted industry standards.
- In no event shall Triton College be liable for any incidental, indirect, special or consequential damages, including, but not limited to, loss of use, revenue, profit or savings. The entire liability of Triton College and Independent Contractor's exclusive remedy for breach of this contract shall not exceed the initial deposit paid to Independent Contractor which the parties acknowledge is an appropriate measure of liquidated damages and said amount shall not be construed as a penalty.
- This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Illinois regardless of any "conflict of laws" provision. All disputes arising out of this Agreement, wherever derived, shall be resolved in the Circuit Court of Cook County, Illinois.
- Independent Contractor, pursuant to 720 ILCS 5/33E-11 as amended, hereby certifies that neither it nor any of its partners, officers or owners has been convicted in the past five years of the offense of bid rigging under 720 ILCS 5/33E-3 as amended; that neither it nor any of its partners, officers or owners has ever been convicted of the offense of bid rotating under Section 720 ILCS 5/33E-4 as amended; and that neither it nor any of its partners, officers or owners have ever been convicted of bribing or attempting to bribe an officer or employee of the State of Illinois, or has made an admission of guilt of such conduct which is a matter of record.
- Independent Contractor does not discriminate on the basis of race, color, religion, creed, sex, national origin, ancestry, age, marital status, physical or mental handicap or an unfavorable discharge from military service or any other basis prohibited by law in the hiring, employment, promotion or training of personnel. Independent Contractor certifies that it is an equal opportunity employer.
- Independent Contractor certifies that it maintains a written sexual harassment policy in conformance with 775 ILCS 5/2-105.
- If Independent Contractor has more than 25 employees, Independent Contractor certifies that it provides a drug free workplace in compliance with the Drug Free Workplace Act, 30 ILCS 580/1 et seq.
- Independent Contractor shall maintain liability and WC insurance in minimum limits of \$2,000,000 per occurrence and \$5,000,000 in the aggregate with a waiver of subrogation and shall name Triton College, District No. 504, its affiliates, officers, directors, trustees, volunteers, employees, and students as additional insured on a Primary and Non-Contributory basis on a separate endorsement.
- The instruction rendered by the Independent Contractor under this Agreement shall not in any manner be used towards attaining tenure or seniority as a faculty member employed by Triton College.
- Time is of the essence of this Agreement.
- The use of the word "it" in this Agreement shall include the feminine or masculine, and the singular and plural, in reference to the parties to this Agreement.
- Assignment of this Agreement or assignment of any right or obligation contained herein by Independent Contractor is strictly prohibited.
- Triton College, as an entity and on behalf of its employees, agents, and students, claims any and all governmental immunity as may be established by or set forth under Federal or Illinois law, rule or regulation.
- There are _____ Riders to this Agreement. This Agreement and any riders attached hereto constitute the entire Agreement of the parties, and there are no other Agreements, representations or understanding, or written instruments between the parties with respect to the subject of this Agreement. No alteration, modification or amendment to this Agreement shall be valid unless in writing and signed by both parties.
- Any provision hereof which is construed by a court of competent jurisdiction to be illegal or unenforceable shall be reduced to the maximum time, area or scope necessary to render such clause legal and enforceable, or if same is incapable of being so reduced, such clause shall be deemed severed here from and shall not affect or impair the operability of any other provision of this Agreement.
- Either party may terminate the Agreement upon written notice to the other party with or without cause. In the event of termination by either party, the balance due shall be determined based upon work performed and approved by the College, in writing, prior to the effective date of termination. In the event of partial work, whether based upon days of work or project completion, any amount due shall be prorated based upon the percentage of the approved work completed prior to the effective date of termination.

In witness whereof, the parties have executed this Agreement upon the day and year first above written.

(PRINT OR TYPE ONLY)

Community College District No. 504 (Triton College) Representative* _____ Date _____

*Contract is not valid unless each page bears initials of contract manager. _____

Administrator _____

Dean _____

Vice President _____

Other _____

White-Contract Manager
Green-Business Office
Canary-Requisitioner
Pink-Vice President
Gold-Independent Contractor

Independent Contractor _____

Signature _____

Address _____

Telephone _____ Email address _____ @ _____

Social Security no. or FEIN _____

Rev. Date 10/19

Must be completed in full for processing.