

**Tri-County  
Urban League**

*Empowering Communities.  
Changing Lives.*

**RFP Name:** Public Facilities Rehabilitation NOFA #29-18

**Organization:** Tri-County Urban League, Inc.

**Address:** 317 S MacArthur Highway, Peoria, IL 61605

**Contact:** Laraine E. Bryson

**Title:** President

**Telephone:** (309) 672-4355 (direct)  
(309) 673-7474 (main)

**E-mail Address:** lebryson@tcpul.com

**Agency Website:** www.tcpul.com

**DUNS:** 122577406

**Cage Code:** 59K47

**EOO Number:** 00785-191231

**Signature/Title:** Laraine E. Bryson, President

**Date:** October 25, 2018

**PROPOSAL NARRATIVE:**

The Tri-County Urban League (TCUL) is a 501 (c) 3 non-profit organization that works to improve the educational, economic, and social well-being of African Americans and similarly disadvantaged people. The League submits this proposal to replace 2 heating/air conditioning systems, drip pans for all units and convert the lighting system to LED lighting.

**A. SERVICES PROVIDED:**

The TCUL is a nonpartisan, community organization that serves the tri-county area. Established in 1965, our mission is to advance the regional economy and quality of life in central Illinois by promoting education and improving the employability skills, self-sufficiency and social well-being of African Americans and people in need. The agency's mission focuses on educating youth and adults through various academic programs and services. The Urban League assists individuals with employment and the counseling department assists families from birth through adulthood, to strengthen their families and become self-sufficient. Our programs focus on 2 of the five social determinants: Economic Stability and Education.

The TCUL is located on the south side of Peoria, in the "Weed & Seed" area, and focuses on serving disadvantaged youth and adults, to empower them to be better citizens. The League's 53-year history of serving disenfranchised people demonstrates a strong capacity to increase the basic skills, employability, provide prevention services and self-sufficiency of at-risk individuals and is unparalleled in the community. The agency has flexible hours to accommodate those most in need. During the school year, the agency is open 7:30 am-7:00 pm for evening programs. During the summer, the agency is open 7:30 am-5:30 pm. Many clients have experienced firsthand, the agency's long-range vision of building lifelong learners, productive workers, and self-sufficient citizens.

Many former clients have overcome barriers and utilized Urban League programs to provide an opportunity to develop work-related skills and increased academic skills. By providing quality academics, job preparedness skills, life skills, prevention services and career counseling, work habits are developed that enables participants to be competitive and productive as they experience the job market and their future life choices.

The TCUL operates an onsite Family Learning Center staffed by qualified teachers who provide GED preparation to student's ages 16 and older. The GED component is a self-paced, individualized program that is designed to help participants to increase basic academic skills in reading, math, and language arts, prepare for GED tests, develop computer skills, and gain access to community resources. It provides remedial and instructional training and is designed to prevent unemployment and poor success as an adult. Students work at a pace, which is comfortable for them, and remain in the program until the GED is obtained. Progress is measured through a series of tests administered as the student progresses through the program.

The Employment Department advises and prepares clients to identify and overcome barriers to employment and gain self-sufficiency. Assessments, case management, individual counseling sessions, and group workshops are used to provide clients with job readiness, job retention and career counseling information. Staff members counsel, refer and place job seekers, identify job and training opportunities and advocate for the at-risk community. In addition, they promote

long term career preparedness and financial stability through life skills training. In some cases, transportation is provided, when needed. The Department also provides job preparedness skills, job retention counseling, and follow up services for clients placed on jobs.

The TCUL's programs have established relationships with local law enforcement, Illinois Central College (ICC), community-based organizations, Career Link formerly "WorkForce Network", mentors, state prisons and the juvenile detention center and aftercare programs, which will be utilized for SV TIF quick program deployment.

This current City of Peoria TIF Program addresses the high pockets of poverty in certain areas, and provides strategies for at-risk, young adults to make positive choices, in the Peoria area, with emphasis on **target census tracts 5 and 50**, in the South Village TIF. In 2015, there were 264 new court-involved youth cases added to the existing 404 juveniles that were already on probation in the target area to be served. This area lacks the resources needed to adequately equip at-risk youth with the tools necessary to develop into productive citizens. According to the American Community Survey, the combined **poverty rate** for these two census tracts (which encompass the SV TIF area) is **48.91%** or 2,173 out of 4,443. A significant number of individuals served in the TCUL Employment Department are living in this area and are below HUD poverty levels with an average household income below \$10,000. These areas are known for high rates of poverty, mobility, low academic achievement, and unemployment, with little to no services and resources. Illinois Department of Corrections calculates a 2010 recidivism rate for Illinois at 51.10%, while Peoria County struggles to maintain a 58.2% recidivism rate. Since August 2011, in Peoria, juvenile arrests have increased 8%, and warrants increased 23%, with approximately 46% repeat offenders, a trend that has been climbing since 2010 (Peoria County Department of Juvenile Justice).

Peoria schools in census track 5 and 50 have some of the highest chronic truancy rates: Manual High School 64.5% and Peoria High School 65.9%, compared to the District's rate of 28.8% or the state of Illinois at 10.8% [*Peoria School District 150*]. The 2017 dropout rate is 10.9% and 65.5% of children under the age of 18 in these census tracks who live in poverty (18.4% of children under 18 in Peoria County lived in poverty). The Illinois Regional Office of Education reports that in 2010, 741 students in Peoria were homeless compared to 396 in 2007.

The current unemployment rate in Peoria County is 5.1%, while the combined unemployment rate for the South End (zip codes 61605 and 61602) is a striking 15.9%. These figures are directly correlated to the lack of services and resources in this area. (IDES.gov). However, the State of Illinois Labor Market Review, created by the Illinois Department of Employment Security (IDES), states that in 2009 the unemployment rate for whites was 9% and 17% for Blacks [IDES; The Illinois Labor Market Review, Feb. 2011].

The TCUL is well suited to service this target population because of the agency's long history of providing year-round youth programs, which included GED or vocational training for out-of-school youth and Pre-Employment Skills Training for in-school youth. These programs, funded by the Private Industry Council, were operated from 1984-1995, and served an average of 60 youth annually for an average of \$140,000 per year. The TCUL also has a 48-year history of operating the Summer Youth Employment Program, which pre-dates the development of CETA,

PIC, and WIA, as the agency contracted directly with the Department of Labor. The average contract ranged from \$60,000 (in 2004) to \$700,000 (in the mid 1980s). Services included orientation, assessment, pre-employment skills training, case management, counseling sessions, academic training/tutorial services, work experience, and follow-up for 14-21 year olds.

The TCUL also offers the following support services: Family Habilitation services on a weekly basis to promote permanency by helping parents involved in the child welfare system (DCFS) become self-sufficient; the Visitation Program provides weekly supervised visitations between a biological parent and their child who is in foster care to promote bonding and repair the needed issues to lead to family reunification, Parent education classes offered each quarter for 2 hours per week for 6-8 weeks, that strengthen parenting skills to build nurturing and stable families; an after-school tutoring program that serves children in grades K through 12 two hours per week during the school year or by appointment, and some adults; Tomorrow's Scientists, Technicians and Managers (TSTM) Program, which supports minority youth pursuing careers in science, technology, engineering and business on a monthly basis, with academic supports weekly; a Community Technology Center which offers computer classes to both youth and adults to prepare for success in the digital age with daily access; Teens Organized for Pride and Success (TOPS), a prevention program that serves students from age 10 to high school for 2 hours per week during the school year and helps students with goal setting, positive thinking, problem solving, gang prevention, and ways to prevent negative behaviors; and an on-site day care center that operates daily, Monday through Friday from 7:30 am – 5:30 pm, offering support for parents with children ages 6 weeks to 5 years. All of the program services are offered to Peoria residents. We also serve individuals in Tazewell and Woodford counties; however, the majority of individuals reside in Peoria in the 61605, 61603 or 61602 zip codes and are low income.

Other programs offered in the past for disadvantaged, at-risk populations include the Urban Youth Empowerment Program (UYEP) operated from 2004-2008 and 2013 to the present, to deliver employment, educational and mentoring assistance to 18-24 year old at-risk youth. The agency operated the Reintegration of Ex-Offenders (RExO) Program from 2012-2015, serving 354 ex-offenders providing job placement, industry certifications, education and mentoring services. The League also operated the Displaced Homemaker Program for over ten years and assisted women who were heads of household to re-enter the workforce by increasing their skill set through community college education and/or employment counseling services.

In 2011, the TCUL successfully collaborated with Workforce Network's YouthBuild, providing GED services to 21 youth, with 14 achieving their GED's. The TCUL has also assisted 33 additional individuals to obtain GED's. In 2013-2015, TCUL placed over 84 individuals into manufacturing positions, 29 into healthcare occupations, 19 into construction and 106 into various other positions. The TCUL has relationships with a wide range of employers and supportive service organizations.

From an administrative perspective, Tri-County Urban League has controls to ensure that budgets for various programs meet federal or agency regulations, policies and procedures, and uses Blackbaud Financial Edge, a computerized comprehensive fund accounting system that generates all standard and customized financial reports according to GAAP requirements.

The agency operates on an accrual basis and all expenditures have adequate documentation and are approved by the President. Professional and administrative staff is insured under a fidelity name scheduled bond underwritten by the Selective Insurance Company.

TCUL has an extensive background with reporting requirements and managing multiple grants such as National Urban League youth grants, Community Foundation, Illinois Department of Children & Family Services and Human Services grants, the U.S. Department of Labor ETA RExO Program, an Illinois Department of Commerce and Economic Opportunity (DCEO) Digital Divide and Urban Weatherization grant, City of Peoria TIF Employment grant (currently operated) and the Heart of Illinois United Way programs. The League has extensive experience administering WIA funded youth programs since 1967. The League's fiscal consultant has extensive experience at the affiliate in accounting and finance. She reports directly to the President and oversees all company accounting practices, preparing budgets, financial reports, and tax and audit functions, supported by an Accounts Payable Clerk. All financials are reported bi-monthly to the Board of Directors. CliftonLarsonAllen LLP performed the agency's most recent unqualified audit for the period June 30, 2016. The Urban League will provide access to any and all books, documents and records pertinent to this opportunity to personnel of the City of Peoria and other relevant bodies. All records will be retained for a period of four years following the expiration date of the grant.

**B. STATEMENT OF NEED:**

The TCUL was built in 1991 with 10 heating/air conditioning units on the roof, installed by Armstrong Heating & Cooling, of the 22,000 square foot building. Over the years, 8 of the 10 units have been replaced between 2005-2011. However, there are 2 units which are the originally installed units, in the Computer Technology Center and one classroom. The unit in the Computer Technology Center is no longer operational and cannot be repaired and the classroom unit has been repaired several times, but is now 27 years old and in need of replacement. In addition, all 10 units need pans under the units to prevent condensation and leakage into the building. Each unit has leaked over time and damaged the ceiling tiles in several areas. The ceiling tiles have been replaced numerous times but some areas that are more difficult to replace are beginning to show signs of mold. Replacing these units will enable continued use of the Computer Technology Center to provide needed training and job search assistance for the low income, disadvantaged individuals we serve. Without adequate heat and air conditioning the space is not usable because it is too hot or too cold for the clients and to maintain properly functioning equipment. In addition, the same is true for the classroom, where we provide job readiness workshops, parenting classes or alternative middle school programming.

A grant was received several years ago to replace the lighting mechanism to T8 bulb to be more energy efficient. At the current time, bulb and ballasts must be replaced regularly due to malfunction. It is believed a conversion to LED lighting is needed to prevent lights from going out and needing replacement. In order of priority, the 2 heating/air conditioning units would be the highest priority, with LED lights secondary or replacing as many lights as possible in key areas such as the daycare, computer lab and classrooms.

**C. BUDGET:**

Rooftop Heating/Air Conditioning Units ..... \$15,832

**Armstrong Heating & Cooling:** Will remove existing units and install 2 Trane Rooftop Units with curb adaptor, wiring, gas piping, economizer system and crane for \$15,832.

**Standard Heating & Cooling:** Will remove existing units and install 2 Heil Rooftop Units with curb adaptor, wiring, gas piping, economizer system, digital thermostats and crane for \$17,792.

**Griffin Heating, Cooling & Home Services:** Will remove existing units and install 2 Daikin Rooftop Units with curb adaptor, wiring, gas piping, digital thermostats and crane for \$17,500.

LED Lighting ..... \$ 4,168

**Minority Electric:** Replace 798 LED Lamps throughout building at cost of materials and labor of \$18,469. Grant requested amount would be 180 LED lamps in designated key areas at \$23.14 each for a cost of \$4,165.

**Meister Electric Inc:** Replace 190 LED light fixtures throughout building at cost of materials and labor of \$32,850.

Proposal and Agreement



Armstrong Heating & Cooling

Div. of JD Schell Ltd.

827 E. War Memorial Dr. Peoria Heights, IL 61616 Phone: (309) 699-9460 Fax: (309) 686-2256 www.armstronghac.com

Customer Name TRI County Urban League Phone \_\_\_\_\_ Date 7/13/18 Address 317 S.W. MACARTHUR Job Address computer Rm City, State, Zip Peoria, IL 61605 Work Phone(s) \_\_\_\_\_

We will furnish and install the equipment listed below at the price, terms and conditions outlined below.

EQUIPMENT SPECIFICATIONS

Make TRANE Model Number(s) 5BC060 BTU Heating 80000 AFUE 80% BTU Cooling 60,000 SEER 12 Thermostat \_\_\_\_\_ Filter \_\_\_\_\_ Humidifier \_\_\_\_\_

Installation shall include:

INSTALL New TRANE 5Ton Roof Top unit. w/ Adaptor curb. Included ALL NECESSARY wiring, gas piping, CRANE.

TOTAL Job cost \$ 7573.00

100% Economizer System if Required. \$750.00

WARRANTY:

Furnace Parts 1 Compressor 5yr Labor 2yr Heat Exchanger 10yr Coils 5yr Other \_\_\_\_\_

Terms: Payment upon completion unless other arrangements are specified.

Equipment warranties subject to terms and conditions of manufacturer's standard warranty and/or optional extended warranties when applicable.

Acceptance (Customer)

Approval (Company)

By \_\_\_\_\_ Date \_\_\_\_\_ By [Signature] Date 7/13/18

Offer expires after 30 days

Proposal and Agreement

Armstrong Heating & Cooling

Div. of JD Schell Ltd.

827 E. War Memorial Dr. Peoria Heights, IL 61616 Phone: (309) 699-9460 Fax: (309) 686-2256 www.armstronghac.com



Customer Name TRI-County Urban League Phone \_\_\_\_\_ Date 10-23-18
Address 317 S. W McArthur Job Address \_\_\_\_\_
City, State, Zip Peoria, IL 61605 Work Phone(s) \_\_\_\_\_

We will furnish and install the equipment listed below at the price, terms and conditions outlined below.

EQUIPMENT SPECIFICATIONS

Make TRANE Model Number(s) \_\_\_\_\_
BTU Heating \_\_\_\_\_ AFUE \_\_\_\_\_ BTU Cooling 36,000 SEER \_\_\_\_\_
Thermostat \_\_\_\_\_ Filter \_\_\_\_\_ Humidifier \_\_\_\_\_

Installation shall include:

- 1. INSTALL New TRANE 3 Ton Rooftop Unit w/ GAS Heat - 65,000 BTU -
2. CURB ADAPTER
3. 100% Economizer System -

TOTAL Job Cost \$16,908.60

CRANE COST - \$600.00

CRANE COST ADDED ON 5 TON UNIT
Job Quote - NO ADDED COST ON 3 TON
if 2 units are replaced -

WARRANTY:

Furnace Parts 1 yr Compressor 5 yr Labor 2 yr
Heat Exchanger \_\_\_\_\_ Coils 5 yr Other \_\_\_\_\_

Terms: Payment upon completion unless other arrangements are specified.

Equipment warranties subject to terms and conditions of manufacturer's standard warranty and/or optional extended warranties when applicable.

Acceptance (Customer)

Approval (Company)

By \_\_\_\_\_ Date \_\_\_\_\_ By [Signature] Date 10/23/18

Offer expires after 30 days





**Standard Heating & Cooling**

**906 S.W. ADAMS - PEORIA, ILLINOIS 61602**  
**PEO. PH: 309-671-5417 - FAX: 309-671-5405 - PEKIN PH: 309-353-3047**

**RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
INSTITUTIONAL**

**24 HOUR EMERGENCY SERVICE**

**AN EQUAL OPPORTUNITY EMPLOYER**

Tri County Urban League  
317 S Mac Arthur Highway  
Peoria, IL 61605

Date: 10/23/2018  
Rooftop Unit Replacement  
Est: 183586

We propose to furnish labor and materials to replace (2) existing Heil rooftop units  
Included in our proposal are the following items;

- Remove existing 3 ton Heil rooftop unit
- Remove existing 5 ton Heil rooftop unit
- Provide and install new 3-ton American Standard rooftop unit
- Provide and install new 5-ton American Standard rooftop unit
- Provide and install (2) new electrical disconnects
- Provide and install (2) new digital thermostats
- Provide and install (2) new roof curb adapters for rooftop units
- Provide crane
- Provide startup

**For the sum of \$16,500.00**

**Add: Provide and install (2) outdoor air economizers per city code requirements.....\$1,292.00**

Terms: Due upon completion  
This proposal good for 30 days

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

PREPARED BY:           Mike Hamilton          

Mike Hamilton  
Service Manager



# Griffin Heating, Cooling & Home Services, LLC

520 W Main St.  
Peoria IL 61606  
(309) 676-0808

www.griffinheatingcooling.com  
griffinheatcool@gmail.com

## PROPOSAL

Submitted to Tri County Urban League	Phone/Fax 309-673-7474	Date 10-22-18
Street 317 S McArthur Hwy	Job Contact lebrison@tcpul.com	
City, State Zip Peoria , IL	Job Address	
Architect Joe Ingersoll	Date of Plans 10-22-18	Job Phone

We hereby submit specifications and estimates for:

Labor and materials to install a new 5 ton 14 Seer Daikin rooftop unit with 140,000 Btu gas heat pack. Install a new roof curb adapter to fit the new unit. Install a new 3 ton 14 Seer Daikin rooftop unit with 90,000 Btu Gas heat pack. Install a new roof curb adapter to fit the new unit. Reconnect to the existing gas piping and high and low voltage. Install a new thermostat on each unit. Removal of the old equipment, crane rental, and permit fees are included.

Total Investment \$ 17,500.00

\*\*\* 10 YEAR PARTS WARRANTY INCLUDED ON ALL AMANA AND AMERICAN STANDARD EQUIPMENT\*\*\*  
\*\*\* 5 YEAR PARTS WARRANTY ON ALL GMC EQUIPMENT\*\*\*

We Propose hereby to furnish material and labor – Complete in accordance with above specifications, for the sum of:

**PAYMENT IS DUE UPON COMPLETION OF WORK**

**10% of the total as down payment and the balance due upon completion of your work.**

**Note: The proposal may be withdrawn by us if not accepted within 30 days.**

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Griffin Authorized Signature:**

**Customer Signature:**

QTY	NEW LIGHTING	PART #	PRICE	PRICE TOTAL	POWER COMPANY INCENTIVES	TOTAL AFTER INCENTIVES
792	LED T8 Lamp (10w)	10T8/48-4000 IF 10/1	\$23.14	\$ 18,326.88	\$ (3,564.00)	\$ 14,762.88
2	LED T8 U-Lamp (13w)	13T8 LED/24-4000 IF-6U 10/1	\$25.29	\$ 50.58	\$ (9.00)	\$ 41.58
4	LED Par Flood Lamp	12PAR30LED	\$22.86	\$ 91.44	\$ (32.00)	\$ 59.44
		LABOR INCLUDED				
				\$ 18,468.90	\$ (3,605.00)	\$ 14,863.90

Estimated per year

Estimated Existing System Usage \$12,755.16

Estimated New System Usage \$3,962.97

Estimated Energy Savings kWh **\$8,792.19**

Estimated Maintenance Savings \$4,752.00

TOTAL Savings Per Year **\$13,544.19**

Estimated % Savings **106%**

Estimated Simple Payback (yrs) 1.10

CALCULATIONS BASED ON:

5500

Runtime Hours a year

\$0.09

kWh rate

**Estimated Cost \$18,468.90**

**Ameren Incentives -\$3,605.00**

**TOTAL Cost After Incentives \$14,863.90**

# Proposal



**Meister Electric Inc**  
711 S Kickapoo Creek Road  
Peoria, IL 61604  
Phone 309.697.9450 Fax 309.697.9452

October 24, 2018  
Summary: PROPOSAL  
Reference #: 10144-24698  
SP: KT  
Due Date: 11/23/2018

Tri County Urban League  
317 S. MacArthur  
Peoria, IL 61605

**Job Name:**  
Tri County Urban League  
317 S. MacArthur  
Peoria, IL 61605

309.673.7474

309.673.7474

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### We Hereby Submit Specifications And Estimates For:

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We propose to furnish all labor and materials required to install (190) 2x4 LED lay in light fixtures

FOR THE SUM OF.....\$32,850.00

These fixtures would be eligible for the Act on Energy rebate program. The rebate should total \$5,605.00

Price Valid for 30 Days

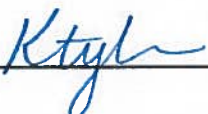
**We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: \$32,850.00**

**Payment to be made as follows:**

Net 30

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date .

Authorized  
Signature



Acceptance  
Signature

\_\_\_\_\_

Date

\_\_\_\_\_