

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
County of Cook and State of Illinois

**BUILDING AUTOMATION SYSTEMS (BAS) PREVENTIVE MAINTENANCE AND
TECHNICAL SUPPORT SERVICES
ADMINISTRATIVE SERVICES**

THE CHANCELLOR

REPORTS

that there is a need to provide preventive maintenance and technical support services for multiple Johnson Control Building Automation Systems (BAS); and

that this preventive maintenance and technical support includes the performance of comprehensive and diagnostic services as well as data base saves, DDC panel preventative measures and other preventative maintenance services as required at various CCC locations; and

that on April 30, 2007, a Request for Proposal (RFP) was issued and advertised for preventive maintenance and technical support services for Building automation systems, and two (2) firms: Applied Controls, Inc. and Johnson Controls, Inc., submitted proposals on Friday, May 22, 2007; and

that the submitted proposals were evaluated and qualified by District Administrative Services staff in accordance with the evaluation criteria contained in the RFP; and

that based on the highest ranking scores, the Administrative Services Staff recommends acceptance of the proposal from Johnson Controls, Inc. to provide preventive maintenance and technical support services for building automation systems, in an amount not to exceed \$ 762,789.00 for a five (5) year period, beginning August 1, 2007 through July 31, 2012 with a one year option to extend. The yearly maintenance costs are broken out as follows:

Year	Preventive Maintenance Cost	Repair Allowance (as needed)	Total cost
Year 1	\$99,445.00	\$35,000.00	\$134,445.00
Year 2	\$115,000.00	\$35,000.00	\$150,000.00
Year 3	\$119,600.00	\$35,000.00	\$154,600.00
Year 4	\$124,384.00	\$35,000.00	\$159,384.00
Year 5	\$129,360.00	\$35,000.00	\$164,360.00
Total	\$587,789.00	\$175,000.00	\$762,789.00

that the Office of M/WBE Contract Compliance has reviewed the above referenced building automation systems preventive maintenance services opportunity and has determined that since Johnson Controls, Inc. was the low bidder over the proposed five-year agreement, and since they are using Applied Controls (a certified MBE) for 25% of the project cost and Cable Communications (a certified WBE) for 7% indirect participation and based on their due diligence to partner with a direct participating certified WBE, they are in compliance with the Board approved Participation Plan.

THE CHANCELLOR

RECOMMENDS

that the Board of Trustees authorize the Chairman to enter into a maintenance agreement with Johnson Controls, Inc. to provide preventive maintenance and technical support services for building automation systems, in an amount not to exceed \$762,789.00 (\$587,789.00 Maintenance cost plus \$175,000.00 Repair Allowance) for a five year period with a one year option to extend (subject to Board approval) beginning August 1, 2007 through July 31, 2012, in accordance with RFP# IW0710 dated April 30, 2007.

FINANCIAL

\$762,789.00 Year 1: \$134,445.00- Operations & Maintenance Fund-05501 00071 00000 0000000 534100 Year 2: \$150,000.00- Operations & Maintenance Fund-05501 00071 00000 0000000 534100 Year 3: \$154,600.00- Operations & Maintenance Fund-05501 00071 00000 0000000 534100 Year 4: \$159,384.00- Operations & Maintenance Fund-05501 00071 00000 0000000 534100 Year 5:\$164,360.00- Operations & Maintenance Fund-05501 00071 00000 0000000 534100

Respectfully submitted:

Wayne D. Watson
Chancellor

July 17, 2007 – Administrative Services- District Office