

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
(Amend Board Report # 28175, adopted July 17, 2007)**

REPORTS

THE CHANCELLOR

that in Board Report # 28175, adopted July 17, 2007 the Board of Trustees authorized 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 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; and

that there is a need to amend Board Report # 28175, adopted July 17, 2007 to provide preventive maintenance and technical support services for multiple Johnson Control Building Automation Systems (BAS); to include the necessary preventive maintenance support for the Chillers at the new Kennedy King Campus that are operated and supported by the Johnson Control (BAS) which was not included in the original district wide contract for Johnson Controls; and

that this additional 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 (excluding NKKC due to it being in construction phase); and

that the addition of New Kennedy King for the remaining four (4) years will cause an increase in the total cost not to exceed amount to \$839,069. 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	\$134,070.00	\$ 35,000.00	\$169,070.00
Year 3	\$138,670.00	\$ 35,000.00	\$173,670.00
Year 4	\$143,454.00	\$ 35,000.00	\$178,454.00
Year 5	\$148,430.00	\$ 35,000.00	\$183,430.00
Total	\$664,069.00	\$175,000.00	\$839,069.00

that the increase in cost to perform the service at NKKC is within the 10% revision as allowed by State law; and

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.

RECOMMENDS

THE CHANCELLOR

that the Board of Trustees authorize the Chairman to amend the existing maintenance agreement with Johnson Controls, Inc, to include New Kennedy King at an additional cost of \$19,070 annually, to provide preventive maintenance and technical support services for building automation systems, with a total cost not to exceed \$ 76, 270.00 through the remaining four years of the contract, in accordance with RFP# IW0710 dated April 30, 2007.

FINANCIAL

\$76,270 New Kennedy King Operations & Maintenance Fund-05501 00071 00000 0000000
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Respectfully submitted:

Wayne D. Watson
Chancellor

November 6, 2008 – Administrative Services- District Office