

29723
ADOPTED-BOARD OF TRUSTEES COMMUNITY
COLLEGE DISTRICT NO. 508
SEPTEMBER 3, 2009

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

EMERGENCY ROOFTOP UNIT REPLACEMENT
DALEY COLLEGE

THE CHANCELLOR

- REPORTS** that while inspecting heat exchangers on the existing rooftop HVAC units at Daley College on the pre-engineered buildings , it was discovered that the units were not functioning in order to provide heating, cooling and sufficient ventilation for the number of daily occupants; and
- that classes are held in these buildings and it is necessary to have the units in working order for the heating and cooling seasons to allow for the health and safety of students , faculty and staff and to prevent freezing pipes and dangerous gas emissions ; and
- that the units are all original to the structures, are all over 30 years old, have been well maintained over the years, and that in the past have always had replacement parts available although pricing quotes had become almost equal to the cost of replacing an entire unit; and
- that the Engineering staff at Daley College, along with Administrative Services, asserts that it would be prudent to replace the units with modern technology both from a cost benefit analysis and energy savings perspective on an emergency basis to avoid catastrophic failures and the closing of the buildings this semester; and
- that the District's Cost Plus Contractor, Delta Heating, that was awarded the contract as the lowest responsive vendor after competitive bidding, is allowed pursuant to its publicly awarded contract to perform emergency repairs and has quoted a price not to exceed \$330,000 to replace the 22 units prior to winter, which is a fair and competitive price in the marketplace; and
- that the Office of M/WBE Contract Compliance has reviewed the above purchase and Delta Heating-Air Conditioning & Refrigeration Inc, is a certified WBE and purchases supplies from Fullerton Industrial Supply, a certified MBE, and is therefore in compliance with the Board Approved Plan.
- that immediate action is requested to provide a safe environment at Daley College.

THE CHANCELLOR

- RECOMMENDS** that the Board of Trustees authorizes the Chairman to authorize an emergency purchase order to Delta Heating for \$363,000.00 to replace the existing rooftop HVAC units on the pre-engineered buildings at Daley College. The total price includes a 10% contingency for hidden conditions and unknown variables.

FINANCIAL \$363,000 -- 580000 92015 6005031 70000 87126

Respectfully submitted,

Deidra J. Lewis
Interim Chancellor