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ADOPTED – BOARD OF TRUSTEES COMMUNITY COLLEGE
DISTRICT NO. 508
AUGUST 2, 2012

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

BUILDING AUTOMATION SYSTEMS PREVENTIVE MAINTENANCE AND
TECHNICAL SUPPORT SERVICES
JOHNSON CONTROLS, INC.
RENEWAL OPTION
DISTRICT-WIDE

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to exercise the (1) year option to renew the agreement with Johnson Controls, Inc. to provide maintenance and technical services for the Building Automation Systems installed District-wide at a total cost not to exceed \$299,088.

VENDOR: Johnson Controls, Inc.
3007 Malmo Drive
Arlington Heights, Illinois 60005

USER: Office of Administrative and Procurement Services

TERM:

Pursuant to Board Report 28175 approved on July 17, 2007, the original term was a five (5) year period which commenced on August 1, 2007 with a one (1) year option to renew.

RENEWAL TERM:

This last and final option to renew will commence upon Board execution of the agreement and end on August 1, 2013, at which time the Building Automation System maintenance and technical support services will be issued for public bid.

SCOPE OF SERVICES:

Johnson Controls, Inc. is presently under contract with the District and will continue to provide a full range of services to the Building Automation Systems (BAS), including but not limited to, maintenance of the Network Automation Engines (NAEs), software upgrades, onsite checks of the complete system at all locations, and engineer training. Johnson Controls has agreed to hold last year's price of \$183,430 plus add one year of maintenance service to the new systems at the Truman College garage (\$4,988) and the District Office (\$15,590). This contract renewal

will also include the continued services of a Technical Resource Manager (\$95,080) for a total cost not to exceed \$299,088.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The BAS systems control all of the heating, cooling, ventilation and in some cases lighting systems in all of our buildings. Their uninterrupted, smooth operation is critical to the successful operation of the Colleges. Also, the Office of Administrative and Procurement Services has found that the use of an energy consultant has allowed CCC to continue to reduce yearly energy costs since the original installation of the new operating systems at the Colleges. Most users find that the savings tend to plateau after 2-3 years because the systems cannot reduce any more. The use of the energy manager to analyze energy costs and advise on energy strategies has allowed CCC to continue to see downward trends in energy costs 5 years after installation of our new systems.

VENDOR SELECTION CRITERIA:

A Request for Proposal (RFP) was issued and advertised on April 30, 2007 for preventive maintenance and technical support services for BAS. Two (2) firms, Applied Controls, Inc. and Johnson Controls, Inc., submitted proposals on Friday, May 22, 2007.

The proposals were evaluated and qualified by District Administrative Services staff in accordance with the evaluation criteria contained in the RFP which included:

1. Demonstration of the firm's knowledge, qualification and experience in providing preventive maintenance and technical support services for multiple Johnson Control Building Automation Systems or similar products.
2. Demonstration of proposed plan for implementing services.
3. Prior Performance of Firm in providing services as requested.
4. Appropriate staff size and qualification.
5. Financial stability of the Proposer as demonstrated by the financial status report.
6. Costs in relation to the Scope of Services.
7. MBE/WBE Compliance Plan.

Based on the highest ranking scores, the Administrative Services Staff recommended acceptance of the proposal from Johnson Controls, Inc. to provide preventive maintenance and technical support services for Building Automation Systems District-wide.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has periodically reviewed past performance of this vendor for compliance with the District goals it committed to as part of its contract with CCC and has found that it is in compliance. This is in compliance with the Board Approved Participation Plan with the inclusion of Applied Controls and Contracting Services (MBE), the

on-site maintenance contractor and All Tech (WBE) who has indirect participation in the contract.

MBE Vendor:

Applied Controls & Contracting Services	Direct Participation	City Certification
539 – 541 W. Taft Drive	25%	
South Holland, IL 60473		

WBE Vendor:

All Tech Energy, Inc.	Indirect Participation	City Certification
1000 East State Parkway, Suite C	7%	
Schaumburg, IL 60173		

GENERAL CONDITIONS:

Inspector General- It shall be the duty of each party to the agreement to cooperate with the Inspector General for City Colleges of Chicago in any investigation conducted pursuant to the Inspector General's authority under Article 2, Section 2.7.4(b) of the Board Bylaws.

Ethics – It shall be the duty of each party to the agreement to comply with the applicable provisions of the Board's Ethics Policy adopted January 7, 1993, and as amended by the Board.

FINANCIAL:

Total: \$299,088

Capital Fund – 92015 and 05501

Respectfully submitted,

Cheryl L. Hyman
Chancellor

August 2, 2012 – Office of Administrative and Procurement Services – District Office