

**31715**  
**ADOPTED - BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**JANUARY 10, 2013**

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

**ANNUAL BUILDING REPAIR CONTRACT**  
**MECHANICAL/HVAC SYSTEMS**  
**(AMENDMENT TO BOARD REPORT 30082)**  
**OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**  
**DISTRICT WIDE**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to amend Board Report 30082 adopted on March 4, 2010, for the purpose of reallocating the funds to the pool of vendors listed and amending the agreements with Anchor Mechanical, Inc. and Delta Heating and Air Conditioning, Inc. for Mechanical/HVAC repairs services for the period from March 11, 2010 through March 10, 2013, at the originally approved total cost not to exceed \$600,000. No additional funds are requested.

**VENDOR:** Anchor Mechanical Inc.  
215 South Aberdeen  
Chicago, Illinois 60607

Delta Heating and Air Conditioning, Inc.  
1389 Crossen Avenue  
Elk Grove, Illinois 60007

**USER:** District Wide

**TERM:**

The term commenced on March 11, 2010 and shall end on March 10, 2013, with the option to renew for an additional 1 year term.

**SCOPE OF SERVICES:**

Delta Heating and Air Conditioning, Inc. and Anchor Mechanical, Inc. will provide routine and emergency repairs and parts for the colleges as needed.

Based on review of past needs of the campuses and unpredictable equipment failures often needing emergency repairs and or parts, it was recommended to award the work to the two firms, Anchor Mechanical, Inc. and Delta Heating and Air Conditioning, Inc. It is requested that the allocation of funds be amended to provide \$525,000 to Delta Heating and Air Conditioning, Inc. and \$75,000 to Anchor Mechanical, Inc. This re-allocation of funds is based on past pricing, response time to

emergency and routine requests, and historical usage of the companies.

Additionally, the current request to re-allocate \$150,000 from Anchor Mechanical to Delta Heating and Air Conditioning for the remainder of fiscal year 2013 is due in large part to cover the costs of an emergency valve replacement project at Kennedy-King College and to allow for some minor projects at various campuses.

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

Each College will have access to obtain routine and emergency repairs as needed to maintain heating air conditioning and ventilation systems within each building in a timely manner.

**VENDOR SELECTION CRITERIA:**

Specifications were prepared by District Procurement staff, and publicly advertised on January 7, 2010 to solicit bids to provide hourly rates for the required work for a three (3) year period with an option to renew for one (1) additional year term. Fifty-two (52) firms were contacted and a pre-bid conference for DT0918 was held on January 12, 2010. Three firms responded: 1) Delta Heating and Air Conditioning, Inc., 2) Anchor Mechanical, Inc. and 3) Hill Mechanical Services.

Administrative and Procurement Services staff reviewed the bids submitted by the most responsive and responsible bidders, and reported that Anchor Mechanical Inc. and Delta Heating and Air Conditioning, Inc. met the mechanical repair specifications.

**MBE/WBE COMPLIANCE:**

The Office of M/WBE Contract Compliance has reviewed the above fund reallocation request and agreement amendment and Anchor Mechanical, Inc. and Delta Heating and Air Conditioning, Inc. are in compliance with the Board Approved Participation Plan.

**Anchor Mechanical, Inc.**

**MBE Vendor:**

MZI Building 2251 W. Grand Ave. Chicago, IL 60612	Indirect Participation 25%	City of Chicago
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**WBE Vendors:**

Air Design Systems 12011 91 <sup>st</sup> Street Willow Springs, IL 60480	Indirect Participation 5%	NWBEC
Laural Supply 2500 W. Lake St. Chicago, IL 60612	Indirect Participation 3%	City of Chicago

**Delta Hearing and Air Conditioning, Inc.**

**MBE Vendors:**

Mundo Development 5313 S. Natoma Ave. Chicago, IL 60638	Direct Participation 25%	City of Chicago
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Bearings & Industrial Supply, Inc. 431 Irmens Drive Addison, IL 60101	Direct Participation 25%	City of Chicago
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**WBE Vendor:**

Midco Electric Supply, Inc. 7237 W. 90 <sup>th</sup> Place Bridgeview, IL 60455	Direct Participation 7%	City of Chicago
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**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.

Contingent Liability – Pursuant to Section 7-14 of the Illinois Public Community College Act, all agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year.

**FINANCIAL:**

**Total:** Re-allocation of funds only. No additional funds requested.

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**January 10, 2013 - Office of Administrative and Procurement Services**