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ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 6, 2014

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

ANNUAL BUILDING REPAIR SERVICES
MECHANICAL/HVAC SYSTEMS
DELTA HEATING AND AIR CONDITIONING, INC.
DISTRICT WIDE
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an agreement with Delta Heating and Air Conditioning, Inc. for Mechanical/HVAC Systems Repair services for the period from March 6, 2014 through March 6, 2017, at a total cost not to exceed \$1,750,000.

VENDOR: Delta Heating and Air Conditioning, Inc.
139 Crossen Avenue
Elk Grove Village, Illinois 60007

USER: District Wide

TERM:

The term of the agreement shall commence no sooner than March 6, 2014 and continue through March 6, 2017, with the option to renew for an additional 1 year term.

SCOPE OF SERVICES:

Delta Heating and Air Conditioning, Inc. will provide routine and emergency repairs and parts for the District as needed. This contract will allow for immediate responsiveness to emergencies and provide a mechanism for routine requests.

Based on a 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 Delta Heating and Air Conditioning, Inc. The allocation of funds is based on historical usage of routine and emergency repairs as needed to maintain the Mechanical and HVAC systems.

BENEFIT TO CITY COLLEGES OF CHICAGO:

All District locations may obtain routine and emergency repairs as needed to maintain Mechanical and HVAC systems within each building in a timely manner.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff, and Sealed Bid #JM1401 Annual Building Repair Contract – Mechanical/HVAC Systems, was publicly advertised on January 16, 2014. Fifty Eight (58) firms were contacted and a pre-bid conference was held on January 22, 2014. Four firms responded: 1) Delta Heating and Air Conditioning, Inc.; 2) Anchor Mechanical, Inc.; 3) Hayes Mechanical; and 4) Core Mechanical, Inc.

Vendor	Foreman	Journeyman	Apprentice	Material Mark-Up	Overhead%	Profit%
Anchor Mechanical Chicago, IL	\$123.17	\$118.31	\$34.67	10%	37%	25%
Delta Heating and Air Conditioning, Inc. Elk Grove Village, IL	\$83.08	\$79.78	\$23.53	10%	8%	2%
Core Mechanical, Inc. Chicago, IL	\$99.67	\$95.74	\$43.82	8%	15%	14%
Hayes Mechanical Chicago, IL	\$118.98	\$114.02	\$38.47	15%	49.4%	7%

Administrative and Procurement Services staff reviewed the bids submitted by the most responsive and responsible bidders, and recommends award to Delta Heating and Air Conditioning to provide mechanical and HVAC repair as needed.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the proposed agreement and has determined that Delta Heating and Air Conditioning, Inc. is in compliance with the Board Approved Participation Plan and will utilize the following firms to achieve its compliance goals:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Bearings Industrial Supply 431 S. Irmen Dr. Addison, IL 60101	MBE	10	Indirect/Direct	CMSDC
Mundo Electrical Supply 5313 S. Natoma Chicago, IL 60638	MBE	15	Indirect/Direct	City of Chicago
Midco Electric Supply 7237 W. 90 th Pl. Bridgeview, IL 60455	WBE	7	Indirect/Direct	City of Chicago

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 II, Section 2.6.4(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: \$1,750,000

Charge to: Administrative Services and Colleges Various Depts.

Source of Funds: Operations & Maintenance Fund

FY14: 534500-05501-XXXXXXX-00071

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

March 6, 2014 – Office of Administrative and Procurement Services