

**32271**  
**ADOPTED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**MAY 1, 2014**

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

**ENERGY UPGRADE PROJECT**  
**MECHANICAL AND INFRASTRUCTURE IMPROVEMENTS**  
**AMERESCO, INC.**

**DAWSON TECHNICAL INSTITUTE, HUMBOLDT PARK VOCATIONAL EDUCATION CENTER,  
SOUTH CHICAGO LEARNING CENTER, & LAKEVIEW LEARNING CENTER**  
**OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES**

**THE CHANCELLOR RECOMMENDS:**

that the Board of Trustees authorizes the Chair to execute an agreement with Ameresco, Inc. to provide energy performance benefits for Dawson Technical Institute (DTI) including new gas hvac units, new operating systems, new roof, as well as lighting upgrades at Humboldt Park Vocational Education Center (HPVEC), South Chicago Learning Center (SCLC) and Lakeview Learning Center (LVLC) for the period commencing no sooner than May 1, 2014 through April 30, 2016, at a total cost not to exceed \$6,858,971.

**VENDOR:** Ameresco, Inc.  
150 North Michigan Avenue Suite 2040  
Chicago, Illinois 60601

**USER:** Office of Administrative and Procurement Services  
Dawson Technical Institute  
Humboldt Park Vocational Education Center  
South Chicago Learning Center  
Lakeview Learning Center

**TERM:**  
The term of the agreement will commence no sooner than May 1, 2014 and will end no later than April 30, 2016.

**SCOPE OF SERVICES:**

Ameresco, Inc. will be responsible for Energy Performance Contract work at Dawson Technical Institute generally including but not limited to the following items listed below:

- Installation of HVAC System at Dawson Technical Institute
- Installation of Geothermal System at Dawson Technical Institute
- Installation of Solar PV Generation Plant w/ Solar Training Program enhancement
- Installation of Control System at Dawson Technical Institute

- Installation of VAV Box System at Dawson Technical Institute
- Roof replacement/ Existing Conditions at Dawson Technical Institute
- Installation of Ventilation and Exhaust System at Dawson Technical Institute
- Domestic Hot Water Downsizing at Dawson Technical Institute
- Lighting System Upgrade at Dawson Technical Institute
- Warranty of all system components
- Training of City Colleges Engineering staff
- Measurement and verification of energy efficiency gains

Ameresco, Inc. will be responsible for Energy Performance Contract work at Humboldt Park Vocational Education Center, South Chicago Learning Center, and Lakeview Learning Center generally including but not limited to the following items listed below:

- Installation of Lighting System and controls at Humboldt Park Vocational Education Center
- Installation of Lighting System and controls at South Chicago Learning Center
- Installation of Lighting System and controls at Lakeview Learning Center

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

The Energy Performance Contract scope will provide: (1) a lasting and sustainable HVAC, Controls, and Ventilation solution at Dawson Technical Institute; (2) a new roof at Dawson Technical Institute; and (3) improved lighting at Dawson Technical Institute, Humboldt Park Vocational Education Center, South Chicago Learning Center, and Lakeview Learning Center.

**VENDOR SELECTION CRITERIA:**

On May 8, 2013, Request for Proposal (RFP) #RG1303 was advertised for Energy Performance. Seventeen vendors were notified of the request for proposal and sites visits were scheduled for the vendors to participate in. Proposals were received on June 5, 2013 from 2 respondents: 1) Johnson Controls, Inc. and 2) Ameresco, Inc.

<b>Vendor</b>	<b>Total Lump Sum Base Bid Amount</b>	<b>Total Lump Sum Alternate Sustainability Scope Bid Amount</b>
Ameresco, Inc.	\$5,959,360	\$6,858,971
Johnson Controls, Inc.	\$7,884,899	\$9,277,748

All proposals were reviewed, evaluated and ranked by staff which included a hired outside consultant, the Office of Administrative and Procurement Services and Dawson Technical Institute.

The Evaluation Criteria included:

1. Business and Financial Qualifications
2. Personnel Qualifications
3. Program Management
4. Prior Project Performance
5. Financial Consideration and Net Economic Impact

## 6. M/WBE Compliance

Johnson Controls, Inc. and Ameresco, Inc. both met the required criteria and provided the statutory financial savings over the life of the contract. Although the evaluation team and outside consultant rated Johnson Controls, Inc. slightly higher in its proposal and presentation, the Ameresco, Inc. proposal offered very similar improvement measures, additional sustainability elements, and was less costly than the Johnson Controls, Inc. proposal. For these reasons, the collective group recommends Ameresco be selected as the energy services provider for this project.

### **MBE/WBE COMPLIANCE:**

The Office of M/WBE Contract Compliance has reviewed the proposed agreement referenced above and has determined that Ameresco, Inc. is in compliance with the Board Approved Plan and will utilize the following firms:

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Universal Asbestos Removal 1385 101 <sup>st</sup> St. Ste. D Lemont, IL 60439	MBE	1.56	Direct	City of Chicago
Burling Builders 44 W. 60 <sup>th</sup> St. Chicago, IL 60621	MBE	.19	Direct	CMSDC
MZI Group, Inc. 2251 West Grand Ave. Chicago, IL 60612	MBE	2.52	Direct	City of Chicago
Tri-Star Supply 370 Division St. South Elgin, IL 60177	MBE	.56	Direct	City of Chicago
PCS Power & Communications 279 E. Helen Rd. Palatine, IL 60067	MBE	2.58	Direct	Cook County
Mack Construction Services 3628 N. Hamilton Ave. Chicago, IL 60618	MBE	2.92	Direct	City of Chicago
DSR Group 4403 W. Lawrence Ave. Chicago, IL 60630	MBE	.50	Direct	City of Chicago
Dekayo Corporation P.O. Box 2358 Orland Park, IL 60462	MBE	13.93	Direct	City of Chicago
McCauley Mechanical 8787 S. 78 <sup>th</sup> Ave. Bridgeview, IL 60455	WBE	29.16	Direct	WBENC

**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:** \$6,858,971.00

**Charge to:** Administrative Services/ Dawson Technical Institute/ Humboldt Park Vocational Education Center/ South Chicago Learning Center /Lakeview Learning Center

**Source of Funds:** Capital Funds

**FY14:** 580000-92015-0005031-70000

**Respectfully submitted,**

**Cheryl L. Hyman  
Chancellor**

**May 1, 2014 – Office of Administrative and Procurement Services**