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**ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JUNE 2, 2016**

4.01

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

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

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to enter into an agreements with Core Mechanical, Inc. and Delta Heating & Air Conditioning, Inc. for HVAC, Mechanical and Piping Repair services for the period from June 2, 2016 through June 30, 2019, at a total cost not to exceed \$2,625,000.

VENDORS: Core Mechanical, Inc.
2650 West Montrose
Chicago, Illinois 60618

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

USER: Office of Administrative and Procurement Services

TERM:

The original term shall begin on June 2, 2016 and shall end on June 30, 2019, with the option to renew for an additional one (1) year term.

SCOPE OF SERVICES:

Core Mechanical, Inc. and Delta Heating and Air Conditioning, 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 is recommended to award the work to Core Mechanical, Inc. and Delta Heating and Air Conditioning Inc.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Each College will have access to obtain routine and emergency repairs as needed to maintain HVAC and piping systems within each building in a timely manner.

VENDOR SELECTION CRITERIA:

Specifications were prepared by District Procurement staff, and publicly advertised on April 22, 2016 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. Seventy Six (76) firms were contacted. Four firms responded: 1) Anchor Mechanical, Inc. 2) Core Mechanical, Inc. 3) Delta Heating and Air Conditioning, Inc., 4) Windy City Heating & Cooling, Inc.

| Vendor | Total Billing Rate Foreman | Total Billing Rate Journeyman | Total Billing Rate Apprentice | Material Mark-Up % | Overhead Breakdown Total | Overhead % |
|----------------------------------------|----------------------------|-------------------------------|-------------------------------|--------------------|--------------------------|------------|
| Core Mechanical, Inc. | \$85.33 | \$82.06 | \$23.75 | 10% | \$52,500 | 7% |
| Delta Heating & Air Conditioning, Inc. | \$93.54 | \$89.95 | \$26.50 | 10% | \$71,250 | 9.50% |
| Windy City Heating & Cooling, Inc. | \$103.39 | \$99.19 | \$99.19 | 15% | \$199,000 | 26.50% |
| Anchor Mechanical, Inc. | \$124.99 | \$120.33 | \$34.21 | 15% | N/A | N/A |

Anchor Mechanical was deemed non-responsive for failing to submit in accordance with the bid submission requirements.

The Office of Administrative and Procurement Services staff reviewed the bids submitted by the most responsive and responsible bidders, and reported that Core Mechanical, Inc. and Delta Heating and Air Conditioning, Inc. met the HVAC, Mechanical and piping repair specifications.

The award to the two lowest responsive and responsible bidders is based on past pricing, response time to emergency and routine requests, and historical usage of routine and emergency repairs as needed to maintain HVAC, mechanical and piping systems.

MBE/WBE COMPLIANCE:

The Office of Contract Compliance has reviewed the proposed agreements and has determined the vendors are in compliance with the Board Approved Participation Plan:

Core Mechanical

| <u>Vendor</u> | <u>MBE or WBE</u> | <u>%</u> | <u>Participation</u> | <u>Certifying Agency</u> |
|---------------------------------------------------------------------------|-------------------|----------|----------------------|--------------------------|
| MZI Group Inc. 1937 W. Fullerton Chicago, IL 60612 | MBE | 25 | Direct | CMSDC |
| Amalgamated Services, Inc. 7248 W. Benton Drive Frankfort, IL 60423 | WBE | 7 | Direct | WBENC |

Delta Heating & Air Conditioning

| <u>Vendor</u> | <u>MBE or WBE</u> | <u>%</u> | <u>Direct or Indirect</u> | <u>Certifying Agency</u> |
|-------------------------------------------------------------------------------------------|-------------------|----------|---------------------------|--------------------------|
| Mundo Electric Company 5313 S. Natoma Chicago, IL 60638 | MBE | 15 | Direct | City of Chicago |
| Bearing & Industrial Supply, Inc. 431 Imen Dr. Addison, IL 60101 | MBE | 10 | Direct | CMSDC |
| Midco Electric Supply Co., Inc. 7237 West 90 th Pl. Bridgeview, IL 60455 | WBE | 7 | 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 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 Act all agreements authorized herein shall contain a clause that any expenditure beyond the current the current fiscal year is subject to appropriation in the subsequent fiscal year.

FINANCIAL:

Total: \$2,625,000

Charge to: Administrative and Procurement Services

Source of Funds: O&M and Capital Fund

FY16-20: 530000-05501-XX70200-580000

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

June 2, 2016 – Office of Administrative and Procurement Services