

33803

ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JULY 11, 2019

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

**ANNUAL BUILDING REPAIR
MECHANICAL/HVAC SYSTEMS
DELTA HEATING AND AIR CONDITIONING
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
RICHARD J. DALEY COLLEGE**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees approves the issuance a purchase order to Delta Heating and Air Conditioning to provide all labor and materials necessary to complete the replacement of four (4) domestic water heaters at Daley College from July 11, 2019 through December 30, 2019 at a total cost not to exceed \$101,500.

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

USER: Richard J. Daley College

TERM:

The term will begin on July 11, 2019 and shall continue through until fully accepted and commissioned by Daley College, or no later than December 30, 2019.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Per Board Report #32969, adopted on June 2, 2016, and Board Report #33733, adopted on May 9, 2019, the District entered into an agreement with Delta Heating and Air Conditioning for HVAC, Mechanical and Piping Repair services to provide access to obtain routine and emergency repairs as needed. The existing water heaters at Daley College are beyond their useable lifespan and no longer functioning properly. Replacement would allow operations to continue without service interruption. The Office of Administrative and Procurement Services has reviewed this request for services and has determined that it would be in the best interest of the District to use the HVAC, Mechanical and Piping Repair services contract as the delivery method for completing this work to ensure that the project is performed in a timely manner and to continue operations at the College.

VENDOR SELECTION CRITERIA:

Pursuant to Board Reports #32969 and #33733, the Board authorized an agreement with Delta Heating and Air Conditioning, Inc. through a competitive bidding process to provide routine and emergency repairs as needed to maintain HVAC, mechanical and piping systems. 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. 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. Staff from the Office of Administrative and Procurement Services reviewed the bids submitted by the most responsive and responsible bidders, and reported that Delta Heating & Air Conditioning, Inc. met the specifications.

<u>Vendor</u>	<u>Total Billing Rate Foreman</u>	<u>Total Billing Rate Journeyman</u>	<u>Total Billing Rate Apprentice</u>	<u>Material Mark-Up %</u>	<u>Overhead Breakdown Total</u>	<u>Overhead %</u>
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:

Procurement Services has reviewed the proposed agreements and has determined the vendors are in compliance with the Board Approved Participation Plan:

<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 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: \$101,500

Charge to: Office of Administrative and Procurement Services, Richard J. Daley College

Sources of Funds: Operations and Maintenance Fund

FY20: 530000-05501-6070200-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

July 11, 2019 – Office of Administrative and Procurement Services