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**ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MAY 9, 2019**

**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 & AIR CONDITIONING, INC.
OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
(RENEWAL OPTION)
DISTRICT WIDE**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreements, to execute a renewal of an agreement with Core Mechanical, Inc. and Delta Heating & Air Conditioning, Inc. for HVAC, mechanical and piping repair services for the period from July 1, 2019 through June 30, 2020, at a total cost not to exceed \$875,000.

VENDORS: Core Mechanical, Inc.
2650 W. Montrose Avenue
Chicago, IL 60618

Delta Heating & Air Conditioning, Inc.
139 Crossen Avenue
Elk Grove Village, IL 60007

USER: District Wide

ORIGINAL TERM:

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

RENEWAL TERM:

The renewal term will begin on July 1, 2019 and shall end on June 30, 2020.

SCOPE OF SERVICES:

Core Mechanical, Inc. and Delta Heating & 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 was recommended to award the work to Core Mechanical, Inc. and Delta Heating & Air Conditioning, Inc. This allocation of funds 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 and piping systems.

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:

Pursuant to Board Report #32969, adopted on June 2, 2016, the Board authorized the execution of an agreement with Core Mechanical, Inc. and Delta Heating & Air Conditioning, Inc. will provide routine and emergency repairs and parts for the colleges as needed. 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%	\$52,500.00	7%
Delta Heating & Air Conditioning, Inc.	\$93.54	\$89.95	\$26.50	10%	\$71,250.00	9.50%
Windy City Heating & Cooling, Inc.	\$103.39	\$99.19	\$99.19	15%	\$199,000.00	26.50%
Anchor Mechanical, Inc.	\$124.99	\$120.33	\$34.21	15%	N/A	N/A

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

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

Vendor	MBE or WBE	%	Direct or Indirect	Certifying Agency
Comprehensive Construction Solutions, LLC 5835 West Montrose Chicago, Illinois 60630	MBE	25	Direct	Cook County
Amalgamated Services, Inc. 7248 West Benton Drive Frankfort, Illinois 60423	WBE	7	Direct	City of Chicago

Delta Heating & Air Conditioning

Vendor	MBE or WBE	%	Direct or Indirect	Certifying Agency
Mundo Electric Company 5313 South Natoma Chicago, Illinois 60638	MBE	14	Indirect	City of Chicago
Bearings & Industrial Supply Company 431 Irmen Drive Addison, Illinois 60101	MBE	8	Indirect	CMSDC
RD's HVAC 15020 Cicero Avenue #205 Oak Forest, Illinois 60452	MBE	3	Indirect	City of Chicago
Midco Electric Supply 7237 West 90th Place Bridgeview, Illinois 60455	WBE	7	Indirect	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: \$875,000

Charge to: Office of Administrative and Procurement Services, the Colleges

Source of Funds: Operations and Maintenance Fund

FY20: 530000-05501-0005031-70000

530000-05501-XX70200-70000

Respectfully submitted,

Juan Salgado

Chancellor

May 9, 2019 – Office of Administrative and Procurement Services