

34105

**ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
NOVEMBER 5, 2020**

**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
WILBUR WRIGHT COLLEGE**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees approves the issuance of a purchase order to Delta Heating and Air Conditioning Inc. to provide all labor and materials necessary to re-tube three existing boilers and rebuild two boiler doors for the period of November 5, 2020 through June 30, 2021 at a total cost not to exceed \$208,725.

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

USER: Wilbur Wright College

TERM:

The term will begin on November 5, 2020 and shall continue until fully accepted by Wright College, or no later than June 30, 2021.

SCOPE OF SERVICES:

The existing boilers at Wright College are twenty-seven years old. Delta Heating and Air Conditioning will remove and dispose of old tubes, prepare boilers for new tube installation by grinding existing seal welds and washing out loose sediment, install new tubes, furnish and install new hand holes and manhole gaskets, and fill and hydrotest boilers at operating pressure. Delta Heating and Air Conditioning will also rebuild boiler doors on two boilers. This effort at the current time can extend the useful life of the boilers by approximately ten years.

BENEFIT TO CITY COLLEGES OF CHICAGO:

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:

Per Board Report #33981, adopted on June 4, 2020, the District entered into an agreement with Delta Heating and Air Conditioning Inc. for HVAC, Mechanical and Piping Repair services to provide routine and emergency repairs as needed. Specifications were prepared by District Procurement staff, and publicly advertised on April 1, 2020 to solicit bids to provide hourly rates for the required work for a three (3) year period with an option to renew for an additional two (2) one-year terms. Thirty-three (33) firms were contacted. Four firms responded: 1) Delta Heating and Air Conditioning, Inc., 2) Core Mechanical, Inc. 3) Autumn Construction Services, Inc. 4) Anchor Mechanical, Inc.

Vendor	Total Billing Rate					
	Foreman	Journey man	Apprentice	Material Mark-Up %	Overhead Breakdown Total	Overhead %
Delta Heating & Air Conditioning, Inc.	\$102.49	\$98.91	\$27.28	10%	\$71,250	9.5%
Core Mechanical, Inc.	\$103.45	\$99.19	\$34.20	10%	\$60,000	8.0%
Autumn Construction Services, Inc.	\$109.58	\$106.04	\$38.75	10%	\$97,500	13.0%
Anchor Mechanical, Inc.	\$125.00	\$120.00	\$40.00	10%	\$125,000	20.0%

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

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Mundo Electric Company 5313 S. Natoma Chicago, IL 60638	MBE	10	Indirect	City of Chicago
Bearing & Industrial Supply, Inc. 431 Imen Dr. Addison, IL 60101	MBE	10	Indirect	CMSDC
RD's HVAC 15020 Cicero Avenue #205 Oak Forest, Illinois 60452	MBE	5	Indirect	City of Chicago
Midco Electric Supply Co., Inc. 7237 West 90th Pl. Bridgeview, IL 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: \$208,725

Charge to: Office of Administrative and Procurement Services

Sources of Funds: Capital Funds

FY21: 530000-92015-7005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

November 5, 2020 – Office of Administrative and Procurement Services