

34722

**ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508**

February 2, 2023

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

**ANNUAL BUILDING REPAIR
MECHANICAL AND PIPING REPAIR SERVICES**

CORE MECHANICAL, INC.

**THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
HARRY S TRUMAN COLLEGE**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees approves the issuance of a purchase order to Core Mechanical to provide all labor and materials necessary to complete the replacement of the Weil pumps and related piping in the Phase II building at Truman College for the period of February 2, 2023 through June 30, 2023 at a total not to exceed cost of \$127,045.

VENDOR:

Core Mechanical Inc
4632 W. Lawrence Ave
Chicago, IL 60630

USER: Truman College

TERM:

The term of the purchase will begin on February 2, 2023 and shall continue until fully accepted by Truman College or no later than June 30, 2023.

SCOPE OF SERVICES:

Core Mechanical shall provide labor and materials as necessary to replace two failed pumps and related piping. Work to be included but not limited to the following.

- Demo and remove existing pumps and piping
- Furnish and install two new Weil pumps with hydraulic performance double opposed mechanical seals.
- Upgrade power for two main disconnects with independent circuits, motor contractors, and overload protection.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Per Board Report 33981, adopted on June 4, 2020, the District entered into an agreement with Core Mechanical for HVAC, Mechanical, and Piping Repair services for as needed annual maintenance and routine and emergency repairs. The existing pumps in the Phase II building have failed and are beyond repair. Replacement of the pumps will allow operations to continue without service interruption. A temporary pump was installed to allow operations to continue in the interim.

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 report 33981, 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 two additional 1-year terms. Thirty-three (33) firms were contacted. Four firms responded: 1) Core Mechanical, Inc. 2) Delta Heating and Air Conditioning, Inc., 3) Autumn Construction Services. 4) Anchor Mechanical, Inc.

Vendor	Total Billing Rate Foreman	Total Billing Rate Journeyman	Total Billing Rate Apprentice	Material Mark-Up %	Overhead Breakdown Total	Overhead %
Core Mechanical, Inc.	\$103.45	\$99.19	\$34.20	10%	\$60,000	8%
Delta Heating & Air Conditioning, Inc.	\$102.49	\$98.91	\$27.28	10%	\$71,250	9.50%
Autumn Construction Services, Inc.	\$109.58	\$106.04	\$38.75	10%	\$97,500.00	13%
Anchor Mechanical, Inc.	\$125.00	\$120.00	\$40.00	10%	\$125,000	20%

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 and Air Conditioning, Inc. met the 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 mechanical and piping systems.

MBE/WBE COMPLIANCE:

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

Vendor	MBE or WBE %	Direct or Indirect	Certifying Agency

American Mechanical Services Group, LLC 830 Commerce Parkway Carpentersville, IL 60110	MBE	25	Direct	City of Chicago
Comprehensive Construction Solutions, LLC 5835 W. Montrose Chicago, IL 60634	WBE	7	Direct	Cook County

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: \$127,045

Charge to: Office of Administrative and Procurement Services

Sources of Funds: Capital Funds

FY23: 530000-92015-4005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

February 2, 2023 – Office of Administrative and Procurement Services