

**34723**

**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/HVAC SYSTEMS  
DELTA HEATING AND AIR CONDITIONING  
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES  
OLIVE-HARVEY 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 to upgrade the Heating, Ventilation and Air Conditioning (HVAC) system in room 1205 to support Olive-Harvey's new Barbering Program from the period of February 2, 2023 through June 30, 2023 at a total cost not to exceed cost of \$93,478.

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

**USER:** Olive-Harvey College

**TERM:**

The term will begin on February 2, 2023, and shall continue until fully accepted by Olive-Harvey College, or no later than June 30, 2023.

**SCOPE OF SERVICES:**

All labor and materials to upgrade the mechanical system in room 1205 to support Olive-Harvey's new Barbering Program. Work to include replacements of Variable Air Volume (VAV) units, relocation of Direct Digital Control (DDC) sensors, new exhaust fans and related ductwork, and relocation of diffusers and return grilles.

**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. The mechanical upgrades will meet ventilation requirements for the Barbering Program and maintain air quality.

**VENDOR SELECTION CRITERIA:**

Pursuant to 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%	\$ 71,250.00	9.5%
Core Mechanical, Inc.	\$ 103.45	\$99.19	\$ 34.20	10%	\$ 60,000.00	8.0%
Autumn Construction Services, Inc.	\$ 109.58	\$106.04	\$ 38.75	10%	\$ 97,500.00	13.0%
Anchor Mechanical, Inc.	\$ 125.00	\$120.00	\$ 40.00	10%	\$125,000.00	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:**

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>
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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:** \$93,478

**Charge to:** Office of Administrative and Procurement Services

**Sources of Funds:** Restricted – Workforce Equity Initiatives (WEI)

**FY23:** 530000-21000-5000100-20000-00000-307052350

**Respectfully submitted,**

**Juan Salgado  
Chancellor**

**February 2, 2023-Office of Administrative and Procurement Services**