

**35095**  
**ADOPTED –BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**MAY 3, 2024**

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

**ANNUAL BUILDING REPAIR CONTRACT**  
**MECHANICAL/HVAC SYSTEMS**  
**DELTA HEATING & AIR CONDITIONING, INC.**  
**CORE MECHANICAL, INC.**  
**THE 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 exercise the option to renew the agreements with Delta Heating & Air Conditioning, Inc. and Core Mechanical, Inc. for HVAC, Mechanical and Piping Repair services for the period from July 1, 2024 through June 30, 2025 at a total aggregate cost not to exceed \$1,750,000.

**VENDOR:** Delta Heating & Air Conditioning, Inc.  
139 Crossen Ave.  
Elk Grove Village, IL 60007

Core Mechanical, Inc.  
2650 W. Montrose Ave. Ste #118  
Chicago, IL 60618

**USER:** District Wide

**ORIGINAL TERM:**

The original term commenced on July 1, 2020, and ended on June 30, 2023, with an option to renew for an additional two (2) one-year terms.

**FIRST RENEWAL TERM:**

The first renewal term of the agreement commenced on July 1, 2023, and shall end on June 30, 2024, with one (1) remaining option to renew for one-year.

**SECOND RENEWAL TERM:**

The second and final renewal term of the agreement shall commence on July 1, 2024, and shall end on June 30, 2025.

**SCOPE OF SERVICES:**

Delta Heating & Air Conditioning, Inc. and Core Mechanical, Inc. will continue to provide routine and emergency repairs and parts for the colleges as needed to include tune ups, regular cleaning, replacement parts for air handlers, boilers, chillers, and pumps, as well as associated duct work, dampers, sensors, and actuator repair and replacement.

Based on review of past needs of the campuses and unpredictable equipment failures often needing emergency repairs and or parts, it is recommended to continue to work with Delta Heating & Air Conditioning, Inc. and Core Mechanical, Inc.

**BENEFIT TO CITY COLLEGES OF CHICAGO:**

Each College will have access to obtain routine and emergency repairs as needed to maintain heating, air conditioning and ventilation systems within each building in a timely manner.

**VENDOR SELECTION CRITERIA:**

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. and 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%

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. and Core Mechanical, 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 compliance plans and determined the Vendors have complied with the Board Approved MBE/WBE Contract Participation Plan:

**Delta Heating and Air Conditioning, Inc.**

<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	Direct	City of Chicago
Bearing & Industrial Supply, Inc. 431 Imen Dr. Addison, IL 60101	MBE	10	Direct	City of Chicago, CMSDC
RD's HVAC 15020 Cicero Avenue #205 Oak Forest, Illinois 60452	MBE	5	Direct	City of Chicago
Midco Electric Supply Co., Inc. 7237 West 90th Pl. Bridgeview, IL 60455	WBE	7	Direct	City of Chicago

**Core Mechanical, Inc.**

<u>Vendor</u>	<u>MBE or WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Comprehensive Construction Solutions, LLC 5835 W. Montrose Ave. Chicago, IL 60634	MBE	25	Direct	Cook County
Amalgamated Services, Inc. 21024 S. 80th Ave. Frankfort, IL 60423	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:** \$1,750,000

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

**Sources of Funds:** Operations & Maintenance Fund, Capital Fund

**FY24/25:** 530000-05501-XX70200-70000  
530000-05501-0005031-70000  
530000-92015-XX05031-70000

**Respectfully submitted,**

**Juan Salgado  
Chancellor**

**May 2, 2024 – The Office of Administrative and Procurement Services**