

35496
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MAY 1, 2025

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

ANNUAL BUILDING REPAIR CONTRACT
MECHANICAL/HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS
DELTA HEATING & AIR CONDITIONING, INC.
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
DISTRICT WIDE
AGREEMENT

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel as to the legal form of such agreements, to authorize the execution of an agreement with Delta Heating & Air Conditioning, Inc. for Heating, Ventilation, and Air Conditioning (HVAC), Mechanical, and Piping Repair services as needed District-wide for the period from July 1, 2025, to June 30, 2030, at a total cost not to exceed \$6,250,000 with the option to renew for one (1) additional two-year period.

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

USER: District Wide

TERM:

The term of this agreement shall begin on July 1, 2025, and shall end on June 30, 2030, with the option to renew for one (1) additional two-year term.

SCOPE OF SERVICES:

Delta Heating & Air Conditioning, Inc. will 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 award the work to Delta Heating & Air Conditioning, Inc.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Each College will have access to obtain the essential routine and emergency repairs and preventative maintenance 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 Bid #WM2505 was publicly advertised on January 22, 2025 and issued to all relevant vendors registered in Bonfire. A virtual pre-bid meeting was held on March 3, 2025. The following two (2) companies responded on March 18, 2025. It was determined that Delta Heating and Air Conditioning, Inc., was the lowest and most responsive bidder.

Hourly Billing Rates	Vendor:	
	Delta Heating and Air Conditioning, Inc.	Core Mechanical, Inc.
Foreman Base Wage Plus Benefits	\$100.04	\$150.00
Journeyman Base Wage Plus Benefits	\$97.04	\$145.00
Apprentice Base Wage Plus Benefits	\$25.80	\$115.00
Material Mark-Up Percentage	10%	10%

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and has determined the Vendor has complied with the Board Approved MBE/WBE Contract 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	12	Direct	City of Chicago
Bearing & Industrial Supply, Inc. 431 Imen Dr. Addison, IL 60101	MBE	10	Direct	CMSDC
RD's HVAC 15020 Cicero Avenue #205 Oak Forest, Illinois 60452	MBE	3	Direct	City of Chicago
Midco Electric Supply Co., Inc. 7237 West 90th Pl. Bridgeview, IL 60455	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: \$6,250,000

Charge to: The Office of Administrative and Procurement Services

Sources of Funds: Capital Fund, Operations and Maintenance Fund

Budget Line: 530000-05501-0005031-70000
530000-05501-XX70200-70000
53/580000-92015-XX05031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

May 1, 2025 – The Office of Administrative and Procurement Services.