

35674
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
NOVEMBER 6, 2025

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

ANNUAL BUILDING REPAIR
MECHANICAL/ HEATING, VENTILATION AND AIR CONDITIONING (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. under its existing Heating, Ventilation and Air Conditioning (HVAC), Mechanical, and Piping Repair Services contract to provide all labor and materials to replace the boiler gas trains, regulators, and related piping at Wright College from the period of November 6, 2025, through June 30, 2026, at a total cost not to exceed cost of \$100,720.

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

USER: Wilbur Wright College

TERM:

The term of the purchase will begin no sooner than November 6, 2025, and shall continue until fully accepted by Wilbur Wright College, on or no later than June 30, 2026.

SCOPE OF SERVICES:

All labor and materials to remove and replace the gas trains, regulators, and related piping and valves, for boilers #1 & #3. The scope of work also includes testing, modulation, and re-start of the boilers. Work will be performed under the contractor's existing HVAC, Mechanical, and Piping Repair Services contract, which was awarded pursuant to Board Report #35496.

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

existing gas trains and related components are damaged and need to be replaced for continued and safe operation for the boilers.

VENDOR SELECTION CRITERIA:

Per Board Report #35496, adopted on May 1, 2025, 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 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%

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 lowest responsive and responsible bidder 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.

Projects with a value greater than \$25,000 on this contract are presented to the Board for prior approval.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and determined the Vendor has complied with the Board Approved MBE/WBE Contract Participation Plan:

<u>Vendor</u>	<u>MBE / WBE</u>	<u>%</u>	<u>Participation</u>	<u>Certifying Agency</u>
Bearing & Industrial Supply, Inc. 431 Imen Dr. Addison, IL 60101	MBE	25	Direct	CMSDC
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:	\$100,720
Charge to:	Office of Administrative and Procurement Services
Sources of Funds:	Capital Fund
Budget Line:	530000-92015-7005031-70000

Respectfully submitted,

Juan Salgado
Chancellor

November 6, 2025 – Office of Administrative and Procurement Services