

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

**HVAC PROJECT BUILDOUT SERVICES FOR NC3 BAS TRAINING FACILITIES AND EQUIPMENT
TRANE U.S. INC.
KENNEDY-KING COLLEGE-HVAC PROGRAM
AGREEMENT**

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such agreement, to exercise an agreement with TRANE U.S. Inc. for remaining HVAC equipment and project buildout services for the NC3 BAS training lab. for the period from September 3, 2026, through March 3, 2028, at a total cost not to exceed \$102,421 for the term of the agreement.

VENDOR: TRANE U.S. Inc.
7100 S. Madison
Willowbrook, IL 60527

USERS: Kennedy-King College

TERM:

The term of this agreement shall commence no sooner than September 3, 2026, and continue through March 3, 2028.

SCOPE OF SERVICES:

Trane U.S., Inc, will provide the remaining HVAC equipment, software licenses, project development, engineering, commissioning, project management, and construction services necessary to complete the NC3 Building Automation Systems (BAS) Training Lab. This proposal represents the fourth and final phase of equipment procurement and project buildout required to complete the bill of materials and finalize construction of the lab. The scope includes the furnishing and installation of all remaining Trane equipment and associated construction services necessary to support project mobilization and completion. Trane will provide equipment warranties of up to 18 months from the date of shipment for equipment not yet installed or activated, and 12 months from the service activation date for equipment placed into operation. Additionally, Trane will provide a 12-month warranty on all construction work, beginning upon substantial completion of the project, with written notification provided by the Trane Project Manager confirming the start of the warranty period.

BENEFIT TO CITY COLLEGES OF CHICAGO:

These components are essential to the assembly, installation, and operation of a fully functional HVAC BAS training environment that supports NC3 certification programming. This equipment purchase and buildout service for the NC3 BAS training lab will allow the HVAC program at Kennedy-King College to quickly respond to facility and academic needs in a cost-effective manner. In addition, the purchase of

this equipment and services will support the College new programming plans and grant delivery, as well as to provide ongoing preventative maintenance and repairs to the HVAC training laboratories, equipment, and systems to ensure continuing operations. Procuring laboratory products and services in this manner allows Kennedy-King to benefit from increased savings of the Omnia Partners cooperative purchasing agreement.

VENDOR SELECTION CRITERIA:

Pursuant to Board Reports #29816 and 32583, the Board approved the use of the Omnia partner contract document #R221505. Pursuant to State Law, the purchase of goods and services from another governmental agency is exempt from the District's competitive bidding requirements.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has ensured the commitment of the vendor to comply with the Board Approved MBE/WBE Contract Participation Plan. The vendor's specific MBE/WBE plan will be determined at the time of each project and will be dependent on the nature of the products and services required.

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: \$ 102,421

Charge to: Kennedy-King College

Source of Funds: Restricted (Grant) Fund

Budget Line: 540000-21000-1010000-20000-103262610

Respectfully submitted,

**Juan Salgado
Chancellor**