

*Pending VMO approval*

Village of Oak Park  
Department of Public Works  
Building Maintenance Division

**MEMORANDUM**

January 4, 2017

TO: John P. Wielebnicki, Director of Public Works

FROM: Vic Sabaliauskas, Building Maintenance Superintendent

Cc: John Ross, Building Maintenance Contractor Coordinator

RE: HVAC Repair Services for 2017

*Ok 1/4/17*  
*JW*

Attached is an Independent Contractor Agreement with Oak Brook Mechanical Services, Inc. for repairs and planned HVAC work for 2017.

The Department of Public Works Building Maintenance contractor typically makes repairs as needed to various HVAC systems at all Village owned buildings. On the occasion when the contractor is unavailable, lacks the necessary equipment, skill or licensing to perform such repairs or multiple repairs are required simultaneously, an outside HVAC contractor is called to complete the repairs.

The FY 2017 General Fund, Building Maintenance, Operating Budget and Building Improvements Fund Budget provide for contracted services for property repairs. The number of repairs or planned upgrades cannot be predicted and therefore, the contract amount may vary from year to year.

The Building Maintenance Division requested rates for labor and equipment from area HVAC contractors in January of 2016. The contractor who quoted the most favorable rates is Oak Brook Mechanical Services (OMS). The Village executed an agreement with OMS in 2016 and OMS performed very well. OMS has submitted a letter and e-mail confirming their commitment to continue providing HVAC services throughout 2017 at the same rates as 2016. HVAC work would be done on a job-by-job basis at a not to exceed amount of \$25,000.00 for the year.



## Heating and Air Conditioning

961 S. Route 83 • Elmhurst, Illinois 60126-4993

Telephone (630) 941-3555 • Fax: (630) 941-0294

SALES

SERVICE

INSTALLATION

December 19, 2016

Village of Oak Park  
Public Works Department  
201 South Blvd.  
Oak Park, IL. 60302

Attention: Vic Sabaliauskas

Regarding: HVAC Service Technician Billing Rates & Material Costs

Dear Mr. Sabaliauskas,

Oak Brook Mechanical Services, Inc. is pleased to present our HVAC service technicians hourly billing rates for the time frame of 2-1-17 through 1-31-18. Please note the union pipefitters receive a \$2.10 increase on June 1<sup>st</sup>. This raise will not change this agreement.

Standard hours- \$138.00 per hour  
Overtime hours- \$198.00 per hour  
Double time hours- \$256.00 per hour

Please note: no truck charges, tool charges, or any other ancillary charges will ever be added to the hourly labor rate.

All service technicians are seasoned professionals with 80% receiving over scale wages.

We will guarantee a technician on site within 2 ½ hours of the initial service call.

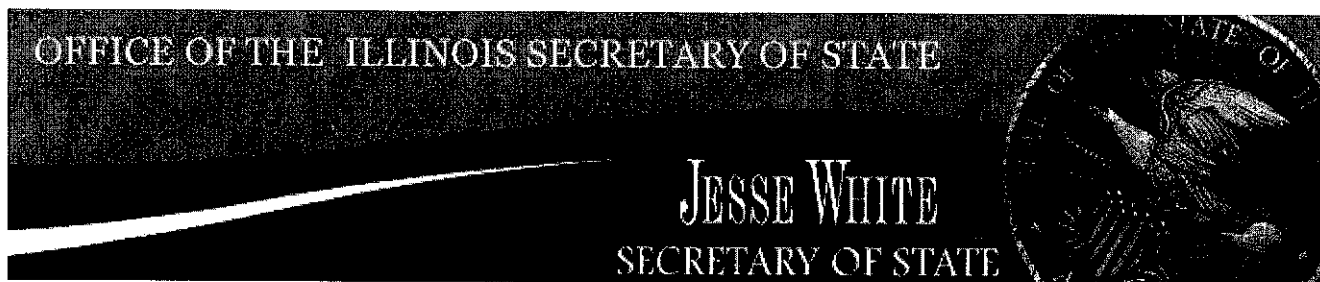
Please call with any questions.

Very Truly Yours,  
Oak Brook Mechanical Services, Inc.

A handwritten signature in black ink, appearing to read 'Bob Lukasik', is written over the printed name.

Bob Lukasik  
Service Manager

Attachment A			
Bid Summary for			
Emergency Mechanical/HVAC Repair Rates 2016			
Company	Anchor Mechanical	Amber Mechanical	Oak Brook Mechanical
Labor/Personnel	\$135/hr.	\$140/hr. port to port w/ \$60 service charge	\$138/hr.
Emergency call-back rate (overtime)	\$170.80/hr.	\$210/hr. port to port w/ \$90 service charge	\$198/hr.
Holidays	\$235.50/hr.	\$280/hr. port to port w/ \$120 service charge	\$256/hr.
Equipment	Vector truck: \$350/hr.	N/A	material is on a graduate scale: \$0 - \$20 - 114% \$21-\$75 82% \$76 - \$200 71% \$201 - 500 61%
Time & Material			\$140/hr
Misc. Info		Freight charges are not included in above pricing;	

**CORPORATION FILE DETAIL REPORT**

File Number	50650782		
Entity Name	OAK BROOK MECHANICAL SERVICES, INC.		
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	DOMESTIC BCA
Incorporation Date (Domestic)	04/29/1975	State	ILLINOIS
Agent Name	BARON DAVID HARMON	Agent Change Date	04/04/1989
Agent Street Address	30 E NORTH AVE	President Name & Address	MARK SULLIVAN, 981 S. ROUTE 83, ELMHURST, IL 60126
Agent City	NORTHLAKE	Secretary Name & Address	JOSEPH SULLIVAN, 961 S. ROUTE 83, ELMHURST, IL 60126
Agent Zip	60164	Duration Date	PERPETUAL
Annual Report Filing Date	03/07/2016	For Year	2016

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