



Legislation Text

File #: 120424., **Version:** 1

Contract for HVAC Services at GRU Facilities (B)

Staff recommends award of the contract with Johnson Controls, Inc. for HVAC preventive maintenance services and repairs, equipment replacement and installation at GRU facilities.

Heating, ventilation and air conditioning (HVAC) preventive maintenance and repair services are required at GRU facilities to ensure continuous operation of HVAC equipment. The facilities house essential utility operations including the GRU Administration Building, Springhills Service Center, Deerhaven and Kelly Generating Stations, Kanapaha and Main Street Water Reclamation Facilities, Murphree Water Treatment Plant, Boulware Springs, electric substations and radio towers. These facilities contain essential electronic systems and equipment which must be continually cooled in order to operate properly. Failure of HVAC units can cause electronic equipment to quickly overheat leading to costly equipment repair or replacement.

The contract focuses on preventive maintenance to reduce the potential for unforeseen equipment downtime. However, in the event of an emergency, the contract requires a four hour response time to quickly address the urgent situation and minimize the cost impact to operations. The contract also includes service for ice machines. The contract's provisions ensure that requested annual price adjustments will not exceed the Consumer's Price Index (CPI) for each year of the contract.

Invitations to Bid were sent to 16 prospective HVAC companies and the bid was posted on the GRU website. A mandatory pre-bid meeting and walk-through of the facilities was held with four companies in attendance. Four responses were received, two as no bids. Bids were evaluated based on pricing, references, past performance, a report sample and local preference. A tabulation of the bids received is attached for your reference.

The City Commission: 1) authorize the General Manager, or his designee, to negotiate and execute a five-year contract with JCI for HVAC preventive maintenance services and repairs, equipment replacement and installation at GRU facilities; 2) approve the issuance of purchase orders for these services to JCI in amounts not to exceed \$134,100 per year subject to the final appropriation of funds for these services in each fiscal year of the agreement.

Funds are available in GRU's FY 2013 budget and will be requested in subsequent year budgets.

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