



## Legislation Text

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**File #:** 171081., **Version:** 2

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### **Annual Contract for HVAC Services at GRU Facilities (B)**

**\*\*This item was presented to the UAB on May 9, 2018.\*\***

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, Eastside Operations Center, Springhills Service Center, Deerhaven and Kelly Generating Stations, Deerhaven Renewable, 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 two hour response time to quickly address the urgent situation and minimize the cost impact to operations. 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 thirteen (13) 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 eight companies in attendance. Five bids were received, two as no bids. Bids were evaluated based on pricing, bidder certification, qualifications, experience, office location, and local preference. A tabulation of the bids received is attached for your reference.

The annual contract is proposed to be awarded for \$685,225. Funds are available in GRU's FY 2018 budget and will be requested in subsequent year budgets.

Staff recommends that the City Commission: 1) authorize the General Manager, or his designee, to execute a four-year contract with Johnson Controls, Inc., subject to approval by the City Attorney, for HVAC preventative maintenance services and repairs, equipment replacement and installation at GRU facilities; 2) approve the issuance of purchase orders for these services to Johnson Controls, Inc., in amounts not to exceed \$685,225 per year subject to approval by of the City Attorney as to form and legality, and the final appropriation of funds for these services in each fiscal year of the agreement.

UAB: On May 9, 2018, the Board voted 4-0 (with members Jacobson and Selvester absent) to advise the City Commission to approve the staff recommendation.