

**CITY OF NAPERVILLE  
 AWARD OF CONTRACT EXTENSION  
 PROCUREMENT NO. 17-077**

---

**Requesting Department:** Department of Public Works and Water Utilities  
**Procurement Name:** Heating, Ventilation, Air Conditioning and Dehumidification Services (HVAC-D)  
**Recommended Vendors:** Beery Heating and Cooling and Hayes Mechanical LLC  
**Amount of Award:** \$93,204.10

**DESCRIPTION**

---

The Department of Public Works - Public Buildings Operations (DPW-PBO) Division and the Water Utilities require the services of a licensed heating, ventilation, air conditioning and dehumidification (HVAC-D) contractor to perform services on an as-needed basis for HVAC-D work either beyond the scope of the in-house staff and/or to augment and improve the efforts of in-house staff.

The City Manager approved the award of Contract 17-077 on May 10, 2017 to Beery Heating and Cooling and Hayes Mechanical LLC. The licensed HVAC-D contractors provide services consisting of maintenance, repair and replacement of the HVAC and dehumidification systems and associated equipment located at more than 50 city facilities maintained by DPW-PBO and seven secured facilities maintained by the Water Utilities.

Beery Heating and Cooling and Hayes Mechanical LLC have performed well during the original contract term. Staff was able to negotiate a zero-percent increase for the first option year with both contractors. The contract includes all labor, tools, materials, and equipment required to complete the related services. The term of the contract extension is May 1, 2018 through April 30, 2019, with two one-year option years remaining.

**FISCAL IMPACT**

---

CIP #: N/A

Heating, ventilation, air conditioning, and dehumidification services are expensed to the building and grounds maintenance accounts below. A total of \$412,000 has been budgeted for building maintenance, which includes HVAC service, in CY2018. The requested award of \$93,204.10 is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31341100-531302	General Fund	\$381,100
31341500-531302	Water Utilities Fund	\$40,000
41251530-531302	Water Utilities Fund	\$397,000
41251510-531302	Water Utilities Fund	\$377,750
31341300-531302	Electric Utility Fund	\$50,000

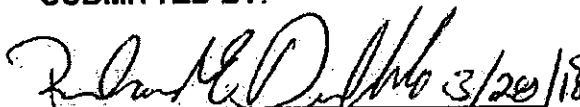
**RECOMMENDATION**

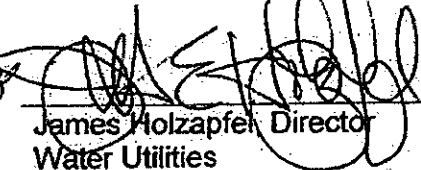
Approve award of Option Year One to Contract 17-077, Heating, Ventilation, Air Conditioning & Dehumidification Services (HVAC-D), to Beery Heating and Cooling for an amount not to exceed \$47,100 and to Hayes Mechanical LLC for an amount not to exceed \$46,104.10 and for a total award of \$93,204.10


**ATTACHMENTS**

1. Prior Awards

**SUBMITTED BY:**

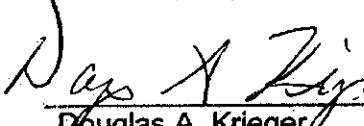
 3/29/18  
Dick Dublinski, Director Date  
Department of Public Works

 4/4/18  
James Holzapfel, Director Date  
Water Utilities

 4/6/18  
Rachel Mayer Date  
Finance Director

KAS  
3/23/18

**APPROVED BY:**

 4/10/18  
Douglas A. Krieger Date  
City Manager

**CITY OF NAPERVILLE  
AWARD OF CHANGE ORDER #1  
PROCUREMENT NO. 17-077**

B PD 170 749  
REQ 83919

---

**Requesting Department:** Department of Public Works  
**Procurement Name:** Heating, Ventilation, Air Conditioning & Dehumidification Services  
**Recommended Vendor:** Beery Heating and Cooling  
**Amount of Award:** \$19,810 (Total Award of \$66,910)

**DESCRIPTION**

---

The Department of Public Works-Public Buildings Operations (DPW-PBO) retains the services of a licensed heating, ventilation, air conditioning and dehumidification (HVAC-D) contractor to perform services on an as-needed basis for related work either beyond the scope of the in-house staff and/or to augment and improve the efforts of the DPW-PBO work. The City Manager approved the award on February 24, 2017 for a one year term from March 1, 2017 through February 28, 2018, with three, one-year options to extend.

The Police Department, located at 1380 Aurora Avenue, currently needs an electric duct furnace installed in the lower air handling unit to maintain a consistent temperature in the detention area, evidence lab and adjacent offices. Per code, the required air turnover must be comprised of 100% outside air. Under the current system configuration, the areas experience extreme cooling and heating that is manually corrected. The installation of this unit seeks to correct the temperature differential. Beery Heating and Cooling submitted an estimate of \$19,810 to provide the needed air handling unit and complete installation based on specifications provided by DPW-PBO. This change order is requested for the installation of an electric duct furnace in the lower level air handling unit. This work at the Police Department was not planned; thus, it was not budgeted in the original award.

**FISCAL IMPACT**

CIP #: N/A

Heating, Ventilation, Air Conditioning & Dehumidification Services are expensed to the building repair and maintenance service account listed below. A total of \$300,000 has been budgeted for contracted building maintenance services in CY2017. The requested change order is within the budgeted amount for this expense.

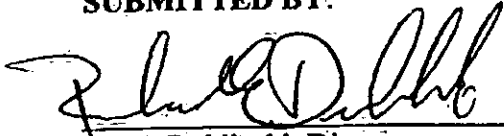
Account Number	Fund Type	Total Budget Amount
010-4240-418.40-34	General Fund	\$381,100

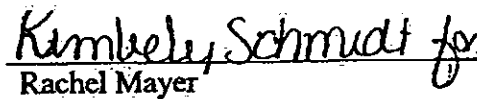
**RECOMMENDATION**

---

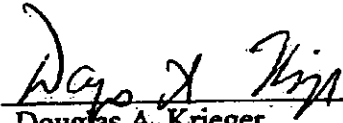
Approve the Award of Change Order #1 to Contract 17-077, Heating, Ventilation, Air Conditioning & Dehumidification Services, to Beery Heating and Cooling for an amount not to exceed \$19,810 and a total amount of \$66,910.

**SUBMITTED BY:**

 10/23/17  
Dick Dublinski, Director      Date  
Department of Public Works

 for 10/23/17  
Rachel Mayer      Date  
Finance Director

**APPROVED BY:**

 10/24/17  
Douglas A. Krieger      Date  
City Manager

Water BPO 170750  
 #20,000 REQ 83267  
**CITY OF NAPERVILLE**  
**AWARD OF CONTRACT**  
**PROCUREMENT NO. 17-077**

City BPO 170749  
 REQ 83256

Water BPO 170751  
 Utilities REQ 83268  
 \$26,104.10

**Requesting Department:** Department of Public Works and Water Utilities  
**Procurement Name:** Heating, Ventilation, Air Conditioning & Dehumidification Services (HVAC-D)  
**Recommended Vendor:** Berry Heating and Cooling (\$47,100), Hayes Mechanical LLC (\$46,104.10)  
**Amount of Award:** \$93,204.10

**DESCRIPTION**

The Department of Public Works – Public Buildings Operations (DPW-PBO) Division and the Water Utilities require the services of a licensed heating, ventilation, air conditioning and dehumidification (HVAC-D) contractor to perform services on an as-needed basis for HVAC-D work either beyond the scope of the in-house staff and/or to augment and improve the efforts of in-house staff. Previously, DPW-PBO and Water conducted separate procurements for these services. For the first time in 20 years, these services are being bid together.

Award will be recommended to the vendor(s) with the lowest base bids for City facilities and Water facilities separately. The licensed HVAC-D contractor(s) must be able to provide services consisting of maintenance, repair and replacement of the HVAC and dehumidification systems and associated equipment located at more than 50 city facilities maintained by DPW-PBO and seven secured facilities maintained by the Water Utilities. The contractor(s) will be required to furnish all labor, tools, materials and equipment required to complete related services and ensure project completion. This service agreement will include responding to routine as well as emergency calls.

**NOTIFICATION AND RESPONSE**

Advertisement:	03/31/17	Notices Sent:	124
Opening Date:	04/17/17	Planholders:	21
		Bids Received:	8

**BID TABULATION**

The following firms submitted a bid:

Company Name	City Facilities	Water Facilities
Berry Heating and Cooling	\$47,100	\$54,250
Hayes Mechanical LLC	\$49,765.30	\$46,104.10
AMS Mechanical Systems Inc.	\$53,290	\$61,310
Artlip & Sons, Inc.	\$51,200	\$60,050
Oakbrook Mechanical Services, Inc.	\$59,890	\$71,940
Premier Mechanical Inc.	\$59,370	\$67,790
RAM Mechanical Services, Inc.	\$52,820	\$61,410
Triangle Environmental Inc.	\$50,250	\$55,600

Staff recommends awarding this contract to Berry Heating and Cooling for City facilities and Hayes Mechanical LLC for Water facilities. The contract term will be for one year from the date of the award through April 30, 2018, with three one-year option years.

**FISCAL IMPACT**

CIP # N/A

Maintenance of the HVAC and dehumidification system is expensed to the Building Repair and Maintenance Service accounts listed below. A total of \$450,000 is available for maintenance services, including HVAC-D, in CY2017. The requested award is within budget.

Account Number	Fund Description	Total Budget Amount
010-4240-418.40-34	General Fund	\$381,100
430-4240-418.40-34	Water & Wastewater	\$40,000
410-4240-418.40-34	Electric	\$50,000
430-3813-537.40-34	Water & Wastewater	\$397,000
430-3811-537.40-34	Water & Wastewater	\$160,000

**RECOMMENDATION**

Approve the Award of Bid 17-077, Heating, Ventilation, Air Conditioning & Dehumidification Services (HVAC-D), to Beery Heating and Cooling for an amount not to exceed \$47,100 and to Hayes Mechanical LLC for an amount not to exceed \$46,104.10 for a total award of \$93,204.10 and for a one year term.

**SUBMITTED BY:**

*Richard Dublinski* 5/9/17  
 Richard Dublinski, Director Date  
 Department of Public Works

*James Holzapfel* 5/8/17  
 James Holzapfel, Director Date  
 Water Utility

*Rachel Mayer* 5/10/17  
 Rachel Mayer Date  
 Finance Director  
 KRS  
 5/5/17

**APPROVED BY:**

*Douglas A. Krieger* 5/10/17  
 Douglas A. Krieger Date  
 City Manager