



Legislation Text

File #: 22-0352, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award to Option Year One of Contract 21-132, Heating, Ventilation, Air Conditioning and Dehumidification (HVAC-D) Services, to Beery Heating and Cooling Inc. for an amount not to exceed \$118,930 and for a one-year term

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Department of Public Works - Public Buildings Operations Division (DPW-PBO) and the Department of Public Utilities - Water (DPU-W) require the services of a licensed heating, ventilation, air conditioning and dehumidification (HVAC-D) contractor to perform services on an as-needed basis for work that is either beyond the scope of in-house staff and/or to augment and improve the efforts of in-house staff. The licensed contractor provides 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 16 secured facilities maintained by DPU-W.

In March 2021, the Council approved the award of Contract 21-132 to Beery Heating and Cooling Inc. (Beery) for a one-year term from award to April 30, 2022. The contract also includes three one-year options to extend.

DISCUSSION:

Beery performed well during the original contract term. During this term, the services they performed include the following:

1. Installed a new cooling system at the Community Concert Center
2. Installed a new five-ton RTU at DPU-W South Operations Center
3. Installed two ductless split systems at the DPU-W Fort Hill Substation

In addition to the standard maintenance and repair costs associated with the contract, DPW-PBO has identified several construction projects to be completed during the first option year, including:

1. Replacement of the evaporator coil and two-ton condensing unit at the Train Station (\$4,610)
2. Replace two ductless split-systems at the Pebblewood Substations (\$14,000)
3. Replace the 10-ton RTU at PSAP (\$15,000)

The projects listed above will be installed as part of CIP project MB209, Roof Top Unit Ventilation System Replacement. This CIP was established in 2017 to replace aging and failing R-22 rooftop air conditioning units with environmentally friendly, energy-efficient 410A units at City facilities.

Beery has agreed to extend the contract with no modifications. The term of the first option year is May 1, 2022 through April 30, 2023 with two option years remaining.

FISCAL IMPACT:

CIP: MB209

General heating, ventilation, air conditioning and dehumidification services are expensed to the Building and Grounds Maintenance and Building Improvements accounts below. A total of \$381,000 is budgeted for general HVAC-D maintenance and repairs in 2022. Replacement of rooftop units and ventilation systems are budgeted to the Infrastructure accounts listed below as part of the capital improvement program. The work is related to MB209, Roof Top Unit Ventilation System Replacement, for which a total of \$70,000 is budgeted in 2022. Overall, \$451,000 is available for HVAC work in 2022. The requested award of \$118,930 is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31341100-531302	General Fund	\$691,100
31342200-551500	Capital Projects Fund	\$2,460,133
31341300-551500	Electric Utility Fund	\$184,200
41251510-531302	Water Utilities Fund	\$170,000
41251530-531302	Water Utilities Fund	\$87,500