



Legislation Text

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File #: 20-298, Version: 1

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**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Approve the award of Option Year Three to Contract 17-077, Heating, Ventilation, Air Conditioning and Dehumidification Services, to Beery Heating and Cooling and Hayes Mechanical LLC for an amount not to exceed \$218,450

**DEPARTMENT:** Department of Public Works

**SUBMITTED BY:** Richard Dublinski, Director

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

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 on in-house staff. The licensed HVAC-D contractors provide services which consist of maintenance, repair and replacement of the HVAC and dehumidification systems and associated equipment located within more than 50 City facilities maintained by DPW-PBO and seven secured facilities maintained by the Water Utilities.

The City Council awarded Contract 17-077 to Beery Heating and Cooling and Hayes Mechanical LLC for a one-year term with three one-year options to extend. The first and second option years were awarded on April 10, 2018 and May 7, 2019, respectively.

**DISCUSSION:**

Beery Heating and Cooling and Hayes Mechanical LLC performed well during the second option year and performed the following services:

Beery Heating and Cooling:

- Installed infrared tube heaters at the Electric Service Center
- Replaced the heating and cooling system at Fire Station 4
- Installed a ductless split system at the Water Utilities North Operation Center
- Installed new air handling and condensing unit at the Electric Service Center

Hayes Mechanical LLC:

- Responded and completed emergency repairs to the equipment cooling/dehumidification system for the Northeast Waterworks Motor Control Center variable frequency drive (VFD)

bank.

- Responded and completed emergency repairs to the AC due to overheating within the RAW Pumping Main Control Center.
- Replaced the heating elements in the SWRC Biosolids Processing Building.
- Responded and completed emergency repairs to the AC concerns at the SWRC Chlorine building at SWRC
- Winter and Spring service starts up of SWRC gas heating and AC units uncovered multiple issues that needed attention.

Both contractors agreed to renew the contract for an additional year at the same terms and conditions. In addition to the standard maintenance and repair costs associated with the contract, DPW-PBO has identified several construction projects for Beery Heating and Cooling to complete during the third option year, including:

- Replacement of HVAC system in the IT room at the Police Department (\$18,900)
- Replacement of HVAC systems at Fire Station #3 and #9 (\$15,575)
- Replacement of HVAC systems at DPU-E Warehouse and Substations (\$65,375)
- Replacement of radiant heat tube in the DPU-E garage (\$14,600)

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

Water Utilities has no expectations of HVAC-D equipment failure but emergency repair service by Hayes Mechanical LLC may be necessary if failures occur to protect critical assets and ensure continuity of uninterrupted service to the City's water distribution systems. No installations are scheduled for the third option year; however, as the Water Utilities adds Variable Frequency Drives (VFD), the need for additional cooling may become apparent. Such as at the planned installation of VFD's at Northwest Waterworks.

The term of the third option year is May 1, 2020 through April 30, 2021, with no option years remaining.

**FISCAL IMPACT:**

CIP #: MB209, Roof Top Unit and Ventilation System Replacement

General heating ventilation, air conditioning and dehumidification services are expensed to the building and grounds maintenance and building improvements accounts below. A total of \$535,000 is budgeted for building maintenance, including general HVAC maintenance and repairs in 2020. Replacement of roof top units and ventilation system are budgeted to the infrastructure accounts listed below as part of the capital improvement program. This work is related to MB209, Roof Top unit and Ventilation System Replacement, for which a total of \$122,000 is budgeted in 2020. The requested award of \$218,450 is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
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31341100-531302	General Fund	\$598,850
31341300-551500	Electric Utilities Fund	\$183,000
31342300-551500	Bond Fund	\$1,508,040
41251510-531302	Water Utilities Fund	\$150,000
41251530-531302	Water Utilities Fund	\$85,000