



Legislation Text

File #: 19-370, **Version:** 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Option Year Two 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 \$197,390

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 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.

On May 10, 2017, the City Manager approved the award of 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 City Manager approved the first option year to Contract 17-077 on April 10, 2018. The contract includes all labor, tools, materials and equipment required to complete the related services.

DISCUSSION:

Beery Heating and Cooling and Hayes Mechanical LLC performed well during the original contract term and first option year. During the first option extension, the HVAC-D contractors performed the following services:

Beery Heating and Cooling:

- Installed two condensing units at the Burlington train station
- Installed two furnaces on the apparatus floor at Fire Station 2
- Installed two air conditioning units in the Police Department's training room

Hayes Mechanical LLC:

- Installed one condenser unit at the Northeast Waterworks

- Installed condensate drain and repaired thermostat at the Northeast Waterworks
- Installed new fresh air dampers Southeast Waterworks pump house

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 second option year, including:

- Installation of three infrared tube heaters at the Electric Service Center (\$9,700);
- Replacement of the heating and cooling system at Fire Station 4 (\$12,770);
- Installation of a ductless split system at the Water Utilities North Operation Center (\$9,570); and
- Installation of a new air handling and condensing unit at the Electric Service Center (\$64,250).

The new air handling and condensing unit at the Electric Service Center will be installed as part of CIP project MB209, Roof Top Unit 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. The system will be purchased through the Trane cooperative and installed under this contract.

The term of the second extension is May 1, 2019, through April 30, 2020, with one option year 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 \$404,000 is budgeted for general HVAC maintenance and repairs in 2019. Replacement of roof top units and ventilation systems 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 \$160,000 is budgeted in 2019. Overall, \$564,000 is available for HVAC work in 2019. The requested award of \$197,390 is within the budgeted amount for this expense.

| Account Number | Fund Description | Total Budget Amount |
|-----------------|-------------------------|---------------------|
| 31341100-531302 | General Fund | \$633,850 |
| 31341500-531302 | Water Utilities Fund | \$40,000 |
| 41251530-531302 | Water Utilities Fund | \$29,000 |
| 41251510-531302 | Water Utilities Fund | \$105,000 |
| 31341300-551500 | Electric Utilities Fund | \$219,500 |
| 31342200-551500 | Capital Projects Fund | \$1,615,000 |

