



Legislation Text

File #: 23-0207, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Option Year Two to Contract 21-132, Heating, Ventilation, Air Conditioning and Dehumidification (HVAC-D) Services, to Beery Heating and Cooling Inc. for an amount not to exceed \$272,930 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 Operation (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 augments and improves 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 PBO and 16 secured facilities maintained by DPU-W.

On April 7, 2021, the City Council awarded Contract 21-132 to Beery Heating and Cooling Inc. (Beery) for a one-year term through April 30, 2022, with three, one-year options to extend. The first option year was awarded on April 5, 2022, and it expires on April 30, 2023, with two additional option years available.

DISCUSSION:

Beery performed well during the term of the first option year. During this term, the services they performed included the following:

- Replaced the evaporator coil and 2-ton condensing unit at the Downtown train station
- Replaced two ductless split-systems at the Pebblewood Substation
- Replace the ten-ton RTU at PSAP

Based on the vendor's performance, PBO recommends extending the contract for the second option year. In addition to the standard maintenance and repair costs associated with the contract, PBO has identified several construction projects to be completed during the second option year, including:

- Replace two 4-ton and two 5-ton RTU's with Carrier gas/electric units of corresponding size including economizers and curb adaptors. This is part of a three-year plan to replace the 15 RTU's at the Public Works Service Center. (\$55,000)
- Replace the RTU that conditions the Evidence Garage at the Police Department with a 6-ton Trane RTU. (\$8,000)
- Replace the RTU that conditions the Police Department Dispatch area with a 4-ton Carrier RTU and Controls. (\$10,000)
- Replace the unit that conditions the server room at DPU-W North Operation Center with a 3-ton split unit (\$8,000)
- Replace the unit that conditions the server room at DPU-W North Operation Center Building 102 with a 10-ton Carrier RTU and a Honeywell VAV System (\$18,000)
- Fire Station 8 - Replace the condenser (\$8,000)
- Fire Station 7/Admin - Install radiant heat for snow melt system at the main entrance. (\$20,000)

The projects listed above will be installed as part of CIP MB209, Roof Top and HVAC Unit 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.

Beery has agreed to maintain the rates and terms provided for under the contract. The term of the second option year is May 1, 2023 through April 30, 2024, with one additional option year available.

FISCAL IMPACT:

CIP #: MB209

General heating, ventilation, air conditioning and dehumidification services are expensed to the Building and Grounds Maintenance and Building Improvement accounts below. A total of \$447,000 is budgeted for the general HVAC-D maintenance and repairs in 2023. Replacement of rooftop units and ventilation systems is budgeted to the infrastructure accounts listed below as part of the capital improvement program. The work is related to MB209, Roof Top and HVAC Unit Replacement, for which a total of \$118,000 is budgeted in 2023. Overall, \$565,000 is available for HVAC work in 2023. The requested award of \$272,930 is within the budgeted amount for this expense

Account Number	Fund Description	Total Budget Amount
31341100-531302	General Fund	\$785,100
31342200-551500	Capital Projects Fund	\$3,742,000
31341300-551500	Electric Utility Fund	\$192,000
41251510-531302	Water Utilities Fund	\$170,000
41251530-531302	Water Utilities Fund	\$87,500

