



Legislation Text

File #: 24-0136, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Option Year Three to Contract 21-132.3, Heating, Ventilation, Air Conditioning, and Dehumidification (HVAC-D) Services, to Beery Heating and Cooling, Inc. for an amount not to exceed \$352,690

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Department of Public Works - Public Building 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 the work that is beyond the scope of in-house staff and/or augments and improves 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 in more than 50 city facilities maintained by PBO and 16 secured facilities maintained by DPU-W.

The City Council awarded Contract 21-132 to Beery Heating and Cooling Inc. (Beery) on April 7, 2021 for a one-year term through April 30, 2022, with three, one-year options to extend. The first and second option years were awarded on April 5, 2022, and March 7, 2023 respectively, with one option year remaining.

DISCUSSION:

Beery performed well during the term of the second option year. The services they performed included the following:

- Replaced two 4-ton and two 5-ton rooftop units (RTU's) with Carrier gas/electric units of corresponding size including economizers and curb adaptors. This was the first year of a three-year plan to replace the 14 RTU's at the Public Works Service Center.
- Replaced the RTU that conditions the Evidence Garage at the Police Department with a six-ton RTU.
- Replace the unit that conditions the server room at DPU-W North Operations Center Building 102 with a 10-ton Carrier RTU and a Honeywell VAV System.

Based on the vendor's performance, PBO recommends extending the contract for the third and final

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

- Replace two 8.5-ton, two 5-ton, and two 4-ton RTU's with Carrier gas/electric units of corresponding size including economizers and curb adaptors. This is the second year of a three-year plan to replace the 14 RTU's at the Public Works Service Center. (\$74,240)
- Replace the existing Trane 25-ton condensing unit and evaporator coil at the Community Concert Center (\$94,400)
- Replace the existing 3-ton, 6-ton, and 10-ton RTU's at DPU-W - North Operation Center with Carrier gas/electric units of corresponding size including economizers and disconnect switches. (\$40,880)
- Replace the two existing Thermal Solutions boilers with two Navien 97% efficient fire tube boilers. (\$48,925)
- Replace the existing split system at DPU-W - Civil Environmental Engineering Construction with an American Standard two-stage gas furnace and 4-ton condensing unit. (\$8,925)

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 heating and air conditioning units with environmentally friendly and energy-efficient units.

Beery has agreed to maintain rates and terms provided for under the contract. The term of the third and final option year is May 1, 2024 through April 30, 2025, with no additional option years available.

FISCAL IMPACT:

CIP #: MB209

General heating, ventilation, air conditioning, and dehumidification services are expensed to the Building and Grounds Maintenance and Building Improvements accounts listed below. A total of \$415,000 is budgeted for the contracted building maintenance services in 2024. 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 and HVAC Unit Replacement, for which a total of \$445,000 is budgeted in 2024. The requested amount is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31341100-531302	General Fund	\$796,400
31342200-551500	Capital Projects Fund	\$2,645,700
31341300-551500	Electric Utility Fund	\$510,000
31342000-551500	Water Capital Fund	\$140,000