

## A G E N D A



## Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	8325	Agenda Number	54.
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Meeting Date:	August 18, 2011
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Department:	Purchasing
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## Subject

Authorize award and execution of a 36-month requirements service agreement with JOHNSON CONTROLS, INC., Austin, TX, to provide chiller maintenance and repair services in an estimated amount not to exceed \$691,600, with three 12-month extension options in estimated amounts not to exceed \$328,320 for the first extension option, \$393,984 for the second extension option, and \$472,780 for the third extension option, for a total estimated contract amount not to exceed \$1,886,684.

## Amount and Source of Funding

Funding in the amount of \$16,000 is available in the Fiscal Year 2010-2011 Operating Budget of the Finance and Administrative Services Department, Building Services Division. Funding in the amount of \$15,666 is available in the Fiscal Year 2010-2011 Operating Budget of the Austin Convention Center Department. Funding for the remaining 34 months of the original contract period and extension options is contingent upon available funding in future budgets.

## Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	Lowest bid meeting specification of three bids received.
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Prior Council Action:	
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For More Information:	Sai Xoomsai, Buyer I, 972-4016
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Boards and Commission Action:	
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MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.
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Related Items:	
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### Additional Backup Information

This contract establishes a continuous and reliable source for preventative maintenance and repair services of heating, ventilating, and air conditioning (HVAC) systems, water-cooled chillers, air-cooled chillers, and chilled water systems, including all pumps and cooling towers located at the Austin Police Departments (APD) headquarters, APD East Substation/Forensics Facility, Municipal Court, RBJ Building, Rutherford Lane Campus, Convention Center, and Palmer Events Center. Services to be included are monthly operation inspections, bi-monthly preventative maintenance, annual inspections, unscheduled service calls, and the removal and disposal of parts, solvents, oils and refrigerants.

This contract will be used by the Austin Convention Center Department and the Building Services Division of the Financial and Administrative Services Department.

MBE/WBE solicited: 16/6

MBE/WBE bid: 0/0

#### **BID TABULATION**

IFB No. PAX0013REBID

Chiller Maintenance and Repair Services

10 line items

<b><u>Vendor</u></b>	<b><u>Total Price</u></b>
Johnson Controls, Inc. Austin, TX	\$158,666.64
Entech Sales & Service, Inc. Buda, TX	\$229,908.00
Cool Services, Inc. Austin, TX	*

\* Cool Services, Inc. withdrew its bid.

The expenditures for the first 12 months of this contract are estimated to be \$190,000.

A copy of complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

#### **PRICE ANALYSIS**

- Adequate competition.
- Three-hundred and seventy-nine notices were sent, including 16 MBEs and 6 WBEs. Three bids were received, with no response from the MBE /WBEs.
- The pricing offered represents a 15.7% decrease from the last contracts awarded in March 2007 and May 2007.

#### **APPROVAL JUSTIFICATION**

- Lowest bid received. Johnson Controls, Inc. is the current provider for the Building Services Division.

- b. The Purchasing Office concurs with the Building Services Division and the Austin Convention Center Department's recommended award.
- c. Advertised in the Austin American-Statesman and on the Internet.