



**Water & Wastewater Commission
Review and Recommendation**

Commission Meeting Date:	September 11, 2019
Council Meeting Date:	October 3, 2019
Department:	Purchasing Office
Client:	Anna Bryan-Borja
Agenda Item	
<p>Authorize negotiation and execution of three multi-term contracts with Entech Sales & Service LLC; JM Engineering, LLC; and TD Industries, Inc., to provide heating, ventilating, air conditioning, refrigeration preventative maintenance and repair services, each for up to five years for total contract amounts not to exceed \$8,000,000 divided among the contractors. Austin Water's requested authorization is \$2,500,000.</p>	
Amount and Source of Funding	
<p>Funding in the amount of \$500,000 is available in the Fiscal Year 2019-2020 Operating Budget of Austin Water. Funding for the remaining contract term is contingent upon available funding in future budgets.</p>	
Purchasing Language:	<p>The Purchasing Office issued a Request for Proposals (RFP) 1100 PAX3148 for these services. The solicitation issued on February 18, 2019 and it closed on March 19, 2019. Of the five offers received, the recommended contractors submitted the best evaluated responsive offers. A complete solicitation package, including a log of offers received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: Solicitation Documents.</p>
Prior Council Action:	N/A
Boards and Commission Action:	<p>September 9, 2019 - To be reviewed by the Electric Utility Commission. September 11, 2019 – To be reviewed by the Water & Wastewater Commission.</p>
MBE/WBE:	<p>This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.</p>

These contracts will provide heating, ventilation, air conditioning, and refrigeration (HVACR) maintenance and repair services on an as-needed basis for multiple City departments. In addition to maintenance and repair services, contract services will include upgrades to HVACR systems and equipment replacement. The contractors are responsible for securing all permits required for each service and for all labor and materials.

These contracts replace an existing contract. One of the recommended contractors is the current provider for these goods and services.

An evaluation team with expertise in this area evaluated the offers and scored Entech Sales & Service LLC; JM Engineering, LLC; and TD Industries, Inc. as the best to provide these services based on prior experience, references and qualifications, methodology, price, local business preference, and service-disabled veteran business enterprise.

Contract Detail:

<u>Contract Term</u>	<u>Length of Term</u>	<u>Contract Authorization</u>
Initial Term	2 yrs.	\$3,200,000
Optional Extension 1	1 yr.	\$1,600,000
Optional Extension 2	1 yr.	\$1,600,000
Optional Extension 3	1 yr.	\$1,600,000
TOTAL	5 yrs.	\$8,000,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.

PRICE ANALYSIS

- a) Solicitations: 266 notices were sent, including 12 MBE and 3 WBE firms with no MBE firms responding.
- b) Cost Analysis: The proposed contract represents a 5% increase. The Producer Price Index supports a 10% increase.



City of Austin

Purchasing Office
P.O. Box 1088, Austin, TX 78767

July 30, 2019

Recommendation for Award of RFP 1100 PAX3148, HVAC Preventative and Repair Services

The evaluation team has completed their process and has recommended award to Entech Sales & Service LLC, JM Engineering, LLC, and TD Industries, Inc.

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 City of Austin
 Purchasing Office

Solicitation Number: RFP 1100 PAX3148
 Description: Heating, Ventilating, Air Conditioning, Refrigeration Preventative Maintenance and Repair Service

		Energy Logix	Entech Sales and Service	JME Engineering	TD Industries	The Porter Service Company
Evaluation Criteria	Max Points					
Price	20	20	7	8	5	1
SDVBE	3	0	0	0	0	0
Local Preference	10	0	10	0	0	0
Methodology	57	9	38	57	57	19
Prior Experience, Reference, and Qualifications	10	0	7	10	5	2
Total	100	29	62	75	67	22

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

**Department Estimates
HVAC & Refrigeration Maintenance and Repair**

	Austin Water	Austin Public Library	Parks and Recreation	Building Services	Austin Energy	Aviation	Austin Police Department	Austin Convention Center	Contingency	TOTAL
Year 1	\$500,000	\$300,000	\$250,000	\$229,000	\$100,000	\$90,000	\$60,000	\$35,000	\$36,000	\$1,600,000
Year 2	\$500,000	\$300,000	\$250,000	\$229,000	\$100,000	\$90,000	\$60,000	\$35,000	\$36,000	\$1,600,000
Year 3	\$500,000	\$300,000	\$250,000	\$229,000	\$100,000	\$90,000	\$60,000	\$35,000	\$36,000	\$1,600,000
Year 4	\$500,000	\$300,000	\$250,000	\$229,000	\$100,000	\$90,000	\$60,000	\$35,000	\$36,000	\$1,600,000
Year 5	\$500,000	\$300,000	\$250,000	\$229,000	\$100,000	\$90,000	\$60,000	\$35,000	\$36,000	\$1,600,000
Total	\$2,500,000	\$1,500,000	\$1,250,000	\$1,145,000	\$500,000	\$450,000	\$300,000	\$175,000	\$180,000	\$8,000,000