



Recommendation for Action

File #: 22-2713, Agenda Item #: 44.

9/1/2022

Posting Language

Authorize negotiation and execution of two cooperative contracts with Johnson Controls Inc. and Carrier Corporation for chiller system maintenance, repair, inspection, and installation services, each for a term of four years in an amount not to exceed \$30,300,000 divided between the contractors.

(Note: This procurement 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 procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Financial Services Department.

Client Department(s)

All City Departments.

Fiscal Note

Funding in the amount of \$631,250 is available in the Fiscal Year 2021-2022 Operating Budget of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Multiple cooperative purchase programs were reviewed for these services. The Financial Services Department has determined these contractors best meets the needs of the departments to provide the services required at the best value for the City.

For More Information:

Inquiries should be directed to Jo Gutierrez, at 512-974-2827 or jo.gutierrez@austintexas.gov [<mailto:jo.gutierrez@austintexas.gov>](mailto:jo.gutierrez@austintexas.gov).

Additional Backup Information:

These contracts will provide chiller system maintenance, repair, inspection, and installation services for various City departments. City departments require consistent and reliable preventive maintenance and repair services for City facilities chiller systems. Chiller systems include air-cooled chillers, chilled water systems, pumps, and cooling towers that make up a part of the facility's heating, ventilation, and air conditioning systems. Services provided will include monthly or quarterly preventive maintenance, annual inspections, unscheduled repairs, and the installation of repair parts or the replacement of like systems.

These contracts will replace contracts which expired, one of which expired August 29, 2022. The requested authorization amount for these contracts were determined using departmental estimates based on historical spend and future usage. The recommended contractors are the previous providers of these services.

The Texas Association of School Boards, Inc. (BuyBoard) and Sourcewell cooperatives establish competitively bid contracts that can be utilized by the State and other government agencies through cooperative agreements. Cooperative agreements save taxpayer dollars by leveraging the State's volume-buying power to drive down costs on hundreds of contracts through streamlined cooperative purchasing programs.

If the City is unable to secure a contract, City facilities may not have a reliable and consistent source for preventive maintenance and repair services for chiller systems.

Strategic Outcome(s):

Government that Works for All, Health and Environment.