



# City Council Report

**Date:** December 1, 2025  
**To:** City Council  
**Through:** Michael Kennington, Deputy City Manager/Chief Financial Officer  
**From:** Edward Quedens, Business Services Director  
Kristy Garcia, Procurement Administrator  
**Subject:** Two-Year Use of a Cooperative Term Contract with Renewal Options and Dollar Limit Increase for HVAC Services for Citywide Facilities for the Facilities Management Department **(Citywide)**

## Recommendation

Council is requested to approve the award as recommended.

The Facilities Management Department and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contracts with Comfort Systems Southwest and Daikin Comfort and increasing the dollar limit by \$1,000,000 from \$4,000,000 to \$5,000,000 annually (total for all vendors under HVAC Services cooperative contracts), with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

## Background / Discussion

This purchase provides comprehensive Heating, Ventilation, and Air Conditioning (HVAC) support for City facilities, including equipment purchase, installation, preventative maintenance, and repair using multiple contracts and vendors to support varying manufacturer's systems.

Council previously approved cooperative contracts with five vendors. The cooperative contracts with two of the vendors, Comfort Systems Southwest and Daikin Comfort, were rebid. Facilities Management would like to add the new contracts with these vendors to the existing vendor pool.

The dollar limit increase with the overall vendor pool will ensure adequate funding for HVAC-related initiatives scheduled for the current and following fiscal years. The dollar limit increase is within Facilities Management's budget.

The Omnia Partners cooperative contract has been competitively bid and meets the City's procurement requirements. Utilizing the Omnia Partners contract allows the City to receive competitive rates based on a formally solicited agreement. The City believes the pricing is fair and reasonable and soliciting for these products and services would not result in the City receiving more favorable pricing or terms.

## Purchase Information

Action: Award

Procurement Type: Cooperative Contract Use

Contract Number: 2026053/2026054

Contracting Agency/Contract Number/Term:

### Omnia Partners:

- Region 4 ESC/R240901 (**Daikin Comfort**), 12/1/2025 – 12/31/2027, with two year renewal options available – HVAC Solutions, Related Products and Services (Mesa Contract No. 2026053)
- Region 14 ESC/15902 (**Comfort Systems Southwest**), 12/1/2025 – 12/31/2027, with two year renewal options available – HVAC and Building Control Systems, Equipment, Installation and Services (Mesa Contract No. 2026054)
- Racine County/3341 (Trane Technologies), 9/1/2022 – 8/31/2027 with one, five year renewal (Mesa Contract No. 2024077) – Approved by Council 1/8/2024

### 1GPA:

- Paradise Valley Unified School District/22-14PV (HACI Services, LLC, (Pueblo Mechanical), 8/4/2022 – 8/4/2024 with 3, one year renewals (Mesa Contract No. 2024080) – Approved by Council 1/8/2024

Local Consideration: Policy did not apply to this procurement method

Funding Source: Facilities and Management operating budget

### Dollar Limit History

Original Award Amount (1/8/2024):	\$4,000,000.00
This increase request:	<u>\$1,000,000.00</u>
New Annual Contract Value: (combined for all vendors)	\$5,000,000.00