



City Council Report

Date: November 1, 2021
To: City Council
Through: Michael Kennington, Deputy City Manager/Chief Financial Officer
From: Edward Quedens, Business Services Director
Brandy Andersen, Acting Procurement Administrator
Subject: Three-Year Term Contract with Two Years of Renewal Options for Chiller Maintenance and Repair Services for the Parks, Recreation and Community Facilities Department **(Citywide)**

Recommendation

Council is requested to approve the award as recommended.

A committee representing the Parks, Recreation and Community Facilities Department and Purchasing evaluated responses. The evaluation committee recommends awarding the contract to the highest scored proposal from W.D. Manor Mechanical Contractors, Inc. at \$221,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Background / Discussion

This contract will manage the inspection, preventative maintenance, and repair of water chillers and associated equipment located at City owned and operated facilities. It will also support services related to the replacement of parts on a pre-planned schedule prior to the failure of key components related to cooling plants, closed loops, cooling towers, and fluid coolers as scheduled at a cost dissociated with the base bid pricing. Inspection and preventative maintenance services will be scheduled on a quarterly and annual basis.

The City received five proposal responses of which, all vendors met the minimum qualifications. The evaluation committee evaluated the proposals in accordance with the City's established policies and procedures and scored the responses against the criteria identified in the solicitation. The committee recommends award to the highest scored respondent.

Purchase Information

Action: Award
Procurement Type: Request for Proposals
Contract Number: 2022020
Local Consideration: Policy did not apply to this procurement method
Protests Received: None
Initial Contract Term: Three Years

Possible Renewals: Up to a maximum of two years subject to Administrative review and approval

Funding Source: PRCF – Facilities Maintenance operating budget

Proposal Responses and Final Scoring

Respondent	Total Points Possible / 1,000
W.D. Manor Mechanical Contractors, Inc. – Phoenix, AZ (Recommended)	<u>980.00</u>
Tolin Mechanical Systems – Phoenix, AZ	895.26
Daikin Applied Americas, Inc. dba, Daikin Applied – Minneapolis, MN	880.82
TD Industries – Dallas, TX	829.73
EMCOR Services Mesa Energy Systems dba, EMCOR Services Arizona – Phoenix, AZ	801.56