



City Council Report

Date: July 8, 2021
To: City Council
Through: Michael Kennington, Deputy City Manager/Chief Financial Officer
From: Edward Quedens, Business Services Director
Matt Bauer, Procurement Administrator
Subject: Three-Year Term Contract with Two Years of Renewal Options for Heating, Ventilation and Air Conditioning Preventative Maintenance Services for City Facilities for the Parks, Recreation and Community Facilities Department
(Districts 1, 3, and 4)

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 Comfort Systems USA Southwest, Inc. at \$156,400 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Background / Discussion

This contract will provide preventative maintenance services for heating, ventilation and air conditioning (HVAC) equipment and Armstrong pump rebuilding in the following municipal buildings: Arizona Museum of Natural History, Charles K Luster Utilities Building, Communications Building, District Cooling facility, i.d.e.a. Museum, Mesa Arts Center, Mesa City Plaza, Municipal Court, PD Fiesta, PD Headquarters and the Transportation Building.

The City received five proposal responses of which all vendors met the minimum qualifications. The evaluation committee evaluated the proposal responses in accordance with the City's established policies and procedures and completed scoring of the responses against the scoring criteria in the solicitation. Award is recommended to the highest scored respondent. The evaluation was conducted, and points were awarded by consensus by the evaluation committee.

Purchase Information

Action: Award
Procurement Type: Request for Proposals
Contract Number: 2021190
Local Consideration: Not applicable as there were no Mesa responses

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: Parks, Recreation and Community Facilities Department – Facilities Maintenance operating budget

Proposal Responses and Final Scoring

Respondent	Total Points Possible / 200
Comfort Systems USA Southwest, Inc. Chandler, AZ (Recommended)	<u>196.86</u>
TDIndustries, Inc. - Dallas, TX	186.45
Karber Corporation, dba K Corp. – Phoenix, AZ	182.33
Tolin Mechanical Systems Company - Phoenix, AZ	182.23
Pueblo Mechanical and Controls Company Phoenix, AZ	84.11