

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of July 9, 2009

To: The Honorable Jeff Danner, Chair and Members of City Council

Subject: Awarding a three year blanket purchase agreement to Engineered Air Systems, Inc. for an HVAC service agreement for the Real Estate and Property Management Department at an estimated annual amount of \$169,606.

Explanation: The city received three bids for full coverage service for heating, ventilation and air conditioning.

The vendor will provide full coverage operation and maintenance service for City Hall, City Hall Annex, MSC and the Manhattan Casino. The services will include comprehensive preventative maintenance, repair and emergency service as per all manufacturers' recommendations and specifications; management of centrifugal chiller and water treatment service sub-contractors; annual cleaning of grilles, coils and cooling towers; warranty service and replacement of parts. The vendor will also provide spot cooler rentals in the event of a system failure.

The Purchasing Department, in cooperation with Real Estate and Property Management Department recommends for award:

Engineered Air Systems, Inc.....\$169,606

Engineered Air Systems, Inc. the low-bidder, has met the requirements of Bid No. 6805 dated April 20, 2009. Engineered Air Systems, Inc. has been in business since 1985, currently provides similar services for the city. A Blanket Purchase Agreement will be issued and will be binding only for actual services performed. The Agreement will be effective from date of approval through July 31, 2012 with two one-year renewal options.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001) - Real Estate and Property Management Department (360-2605) [\$6,600], Municipal Office Building Fund (5005) - City Hall and Annex (360-2613) [\$37,404] and Municipal Services Center (360-2617) [\$125,602].

Attachments: Tabulation (2 pages)
Price History
Resolution

Approvals:



Administrative



Budget

City of St. Petersburg
Bid Tabulation

Purchasing and Materials Management

Item No.	Description	Qty.	UOM	Unit Price	Extended Price	Comfort Systems USA-Southeast Tampa, FL Terms: Net-30 Days Delivery: 2 Days	Engineered Air Systems, Inc. Tampa, FL Terms: Net-30 Days Delivery: 1 Days	Florida Air Services, Inc. Tampa, FL Terms: Net-30 Days Delivery: Not Specified
1	City Hall							
	a. Operation and Maintenance	36	MONTH	\$59,525.00	\$2,142,900.00		\$2,856.00	\$3,594.85
	b. Water Treatment	36	MONTH	525.00	18,900.00		100.00	36.67
					<u>\$2,161,800.00</u>		<u>\$106,416.00</u>	<u>\$130,734.72</u>
2	City Hall Annex							
	a. Operation and Maintenance	36	MONTH	\$16,750.00	\$603,000.00		\$161.00	\$315.55
					<u>\$603,000.00</u>		<u>\$5,796.00</u>	<u>\$11,359.80</u>
3	Municipal Services Center							
	a. Operation and Maintenance	36	MONTH	\$175,500.00	\$6,318,000.00		\$7,350.00	\$7,694.00
	b. Water Treatment	36	MONTH	4,200.00	151,200.00		250.00	286.00
	c. Maintenance, Centrifugal Chillers, 36 Months	1	TOTAL		103,206.00			103,206.00
					<u>\$6,572,406.00</u>		<u>\$376,806.00</u>	<u>\$390,486.00</u>
4	Manhattan Casino							
	a. Operation and Maintenance	36	MONTH	\$3,500.00	\$126,000.00		\$550.00	\$947.50
					<u>\$126,000.00</u>		<u>\$19,800.00</u>	<u>\$34,110.00</u>
	Sub-Totals for Sites Listed on Lines 1, 2, 3 and 4 (36 Months)				\$9,463,206.00		\$508,818.00	\$566,690.52
	Annual for Sites Listed on Lines 1, 2, 3 and 4				\$3,154,402.00		\$169,606.00	\$188,896.84

Bid Tabulation

Purchasing and Materials Management

Item No.	Description	Qty.	UOM	Unit Price	Extended Price	Engineered Air Systems, Inc. Tampa, FL Terms: Net-30 Days Delivery: 1 Days	Florida Air Services, Inc. Tampa, FL Terms: Net-30 Days Delivery: Not Specified
A. EXCLUDED REPAIR SERVICES							
1	Labor Rate:						
	a. Hourly Rate, Monday through Friday, 8:00 a.m. to 5:00 p.m.	1	HR	\$75.00	\$75.00	\$78.00	\$68.00
	b. Hourly Rate, Monday through Friday (after hours) 5:01 p.m. to 7:59 a.m.	1	HR	112.50	112.50	85.00	98.00
	c. Hourly Rate, Saturday, Sunday, Holiday	1	HR	150.00	150.00	85.00	98.00
					\$337.50	\$248.00	\$264.00
B. DAILY RENTAL							
1	Spot Cooler, 115V/1, 16,800 BTU/HR	1	DAY	\$250.00	\$250.00	\$165.00	\$82.50
2	Spot Cooler, 208v/230V/1, 24,000 BTU/HR	1	DAY	290.00	290.00	275.00	136.40
3	Spot Cooler, 208v/230V/1, 36,000 BTU/HR	1	DAY	375.00	375.00	330.00	220.00
4	Spot Cooler, 208v/230V/1, 58,500 BTU/HR	1	DAY	525.00	525.00	605.00	247.50
	SPOT						
5	Fee, Set-up/Tear-down	1	COOLER	100.00	100.00	145.00	220.00
					\$1,540.00	\$1,520.00	\$906.40
C. REPLACEMENT PARTS							
	Original Equipment Manufacturer (OEM) Parts; Cost Plus 10%			Yes			Not Specified
D. WARRANTY							
1	Parts		MONTH		3		12
2	Labor		MONTH		3		12

Price History
910-36 HVAC Service at City Hall, City Hall Annex, Municipal Services Center and Manhattan Casino

Item No.	Description	2006	2007	2008	2009	% Change
1.	Municipal Services Center	\$11,578	\$11,578	\$11,578	\$10,467	(10)%
2.	City Hall	3,173	3,173	3,173	2,956	(7)%
3.	City Hall Annex	178	178	178	161	(10)%
4.	Manhattan Casino	845	845	845	550	(35)%

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) WITH TWO ONE-YEAR RENEWAL OPTIONS TO ENGINEERED AIR SYSTEMS, INC. FOR HVAC SERVICE FOR THE REAL ESTATE AND PROPERTY MANAGEMENT DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED \$169,606; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Purchasing Department received three bids for full coverage service for heating, ventilation and air conditioning for City Hall, City Hall Annex, MSC and the Manhattan Casino pursuant to Bid No. 6805 dated April 20, 2009; and

WHEREAS, Engineered Air Systems, Inc. Inc. has met the terms and conditions of Bid No. 6805; and

WHEREAS, the Purchasing Department, in cooperation with the Real Estate and Property Management Department, has reviewed the bids and recommends this award.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the bid and award of a three-year agreement (Blanket Agreement) with two one-year renewal options to Engineered Air Systems, Inc. for HVAC service for the Real Estate and Property Management Department at an estimated annual cost not to exceed \$169,606 is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that this agreement will be effective from the date of award through July 31, 2012.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)