

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: General Services – Facilities Division

AGENDA DATE: 2/9/10

CONTACT PERSON NAME AND PHONE NUMBER: Stuart Ed, Director, General Service, (915) 621-6822
Terrence Freiburg, Purchasing Manager (915) 541-4313

DISTRICT(S) AFFECTED: A11

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

Approve purchase order to Johnson Controls, Inc. for the purchase of the Heating, Ventilation, Air Conditioning (HVAC) replacement and renovation at the Municipal Service Center Operations Complex,(MSC-OPS) Building 1

Total expenditures are \$168, 538.00.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

The city is currently improving and upgrading the HVAC system on the 50 year old MSC OPS complex. The program targets facility utility cost reduction measures as well as indoor environmental improvements. Once completed the MSC-OPS improvements will prove a more efficient work environment and lower operating cost to the city.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

Yes.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

508027-60663-31260001 P501545 MSC-OPS Renovations, no budget transfer required.

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

PROJECT FORM

FINANCIAL SERVICES DEPARTMENT, PURCHASING DIVISION

DATE: February 2, 2010
TO: Municipal Clerk
FROM: Terrence Freiburg, Purchasing Manager, ext. 4313
Edward Hyatt, Administrative Analyst, ext. 4315

Please place the following item on the CONSENT Agenda for the Council Meeting of Tuesday, February 9, 2010.

Item should read as follows:

Request that the Purchasing Manager of Financial Services, Purchasing Division, be authorized to issue a Purchase Order to Johnson Controls, Inc. under Choice Facility Partners Contract # 09/023DR (HVAC Equipment, Installation, Service and Related Items) for HVAC equipment for MSC Building 1 Renovation. Total expenditures are \$168,538.00.

The participation by the City of El Paso in the Harris County Cooperative Agreement was approved by Mayor and City Council on August 18, 2009.

Department: General Services – Building Maintenance
Amount: \$168,538.00
Funds Source: MSC Improvements – FY98 CO
District (s): All

Municipal Clerk's Use

ITEM NO. _____

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



To: Terrence Freiburg, Purchasing Manager
From: Stuart C. Ed, General Services Director
Date: January 29, 2010
Re: MSC – OPS HVAC system – JCI proposal

The General Services Department – Facilities Division recommends the approval of the Johnson Controls, Inc. proposal for complete replacement and renovation of the Heating, Ventilation, and Air Conditioning (HVAC) at the Municipal Service Center Operations complex, Building 1. The total award is for \$ 168,538.00.

The proposal is submitted under the Choice Facilities Partners procurement guidelines which Johnson Controls, Inc is a vendor in good standing. Choice Facilities Partners is a cooperative purchasing organization which through an interlocal agreement brings legal, competitively bid contracts to education-related organizations and governmental entities across Texas.

The HVAC design and engineering incorporate the energy star and LEED principles for utility cost reduction measures on a structure that has experienced high utility cost in the past and a substandard indoor working environment characteristic. The scope of work provides for the following:

- 7 refrigeration package units – 38.5 tons of cooling;
- Cooling unit for IT and Electrical equipment room;
- Energy conservation controls;
- Ducting – Super insulation value for distribution, recirculation, ventilation;
- Thermostats- Computer driven state-of-the-art devices;
- CO2 monitoring devices; and
- System commissioning and HVAC register balancing.

Minor roof structure adjustments and enforcement have been engineered to accommodate the additional loading imposed by the package units. A 2" gas line extension has also engineered for supply demand and is included in the proposal.

Should you have any questions, please do not hesitate to contact me or our Department Deputy Director, Larry F Nichols at (915) 621-6831.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

**General Services
Director**
Stuart C. Ed

GENERAL SERVICES DEPARTMENT

1059 Lafayette Drive - El Paso, Texas 79907 - (915) 621-6822

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



Department Cooperative Purchase Memo

Re: 2010-146 MSC Building 1 Renovation– Choice Facility Partners Contract #09/023DR

The General Services - Building Division Department recommends utilizing Choice Facility Partners Contract #09/023DR (HVAC Equipment, Installation, Service and Related Items) to issue a \$168,538.00 purchase order to Johnson Control, Inc. for HVAC equipment for MSC Building 1 Renovation. The following are the factors used to evaluate the use of this procurement program as the best approach:

1. Is there an urgent need for the product/service? In other words, is time of the essence?

Yes. The HVAC equipment is a key component for the renovation; it comprises the LEED design for both utility cost savings and indoor environmental comfort. Approximately 85 City staff from three Departments (Environmental Services, Parks, and Street Department) are awaiting the completion of Municipal Service Center renovations. The HVAC installation is a high priority at this stage of the renovation.

2. Does the purchase through the Program promote the standardization of equipment?

Yes. HVAC refrigeration systems are used extensively through out the City facilities. The Facility Conditions Assessment of 2008 has recommended this standardization for newly remodeled City facilities.

3. Does the purchase through the Program support local business? If not, is there a comparable product/service available locally?

Yes. Local vendors are supported. Johnson Controls, Inc is a nationally recognized corporation with a permanent local office and staff in El Paso.

4. Do the available vendors have prior work experience and/or familiarity with the City?

Yes. Johnson Controls, Inc has recently completed a comprehensive sustainability and energy savings program for the City. They have provided minor service maintenance as well as complete HVAC systems installations in over 50 city owned facilities.

5. Is the pricing reasonable as compared to other similar products/work performed for the City of El Paso in the past or as quoted from other companies?

Price reasonableness has been established through Choice Facility Partners, a cooperatives purchasing organization that brings competitive bidding process to governmental entities across Texas.

The participation by the City of El Paso in the Harris County Department of Education Cooperative Purchasing Program was approved by Mayor and City Council on August 18, 2009. The standard factors used to determine the use of a Cooperative Purchasing program were approved by City Council on June 24, 2008.

Mayor
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City Council

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FINANCIAL SERVICES DEPARTMENT, PURCHASING DIVISION



El Paso
1320 Goodyear Drive
El Paso, TX 79936

PROPOSAL

Heating, Ventilation, Air Conditioning (HVAC) Choice Facility Partners Contract Number 09/023DR-07

TO: City of El Paso Pubic Works
1059 Lafayette
El Paso, TX 79907
Attention: Larry Nichols

Date: January 29, 2010
Project: Install rooftop units, Ductwork
Proposal Ref: -Electrical for rooftop, BAS Controls
DM-1/02/2010

We propose to furnish the materials and/or perform the work described below for the net price of: **\$168,538.00**
ONE HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED THIRTY-EIGHT EXACTLY DOLLARS

For the above price this proposal includes: As per Mechanical Plans MSC Building 1 Renovation

The scope of work for the referenced project includes the following items.

Provide and install 7 packaged roof top units with gas fired furnace and one cooling only roof top unit totaling 38.5 tons of cooling.

All supply and return ductwork shall be insulated with 2" fiberglass insulation, all return system shall be ducted, plenum return not used.

Install two exhaust fans on roof

Install two Kitchen recirculation hoods

Provide and install DDC controls for the referenced equipment.(see attached plans)

Provide and install a new 2-1/2" low pressure gas line from the existing gas regulator.

Provide and install a copper condensate drain line to each rooftop unit. (7- 3/4" and one 1")

Alternates to the proposal are:

This proposal DOES NOT include:

This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid until:

City of El Paso Pubic Works

Johnson Controls, Inc.

Name: _____

Name: Daniel Mancha

Title: _____

Title: Project Manager II

Date: _____

Date: 1/29/2010

PO: _____