

## Legislation Details (With Text)

**File #:** BILL NO. 19-238  
**Name:**  
**Type:** Ordinance - Committee  
**Status:** Agenda Ready  
**File created:** 9/27/2019  
**In control:** City Council - Regular Session  
**On agenda:** 10/15/2019  
**Final action:**  
**Title:** An Ordinance approving the award of Bid No. 2019-076 for the purchase, and installation, maintenance, and repair services of heating, ventilation and air-conditioning systems for a one-year term with up to four, one-year renewals to ACS Building Services, LLC (Contract No. 2019-076-1), Todco Mechanical, LLC (Contract No. 2019-076-2), and The Waldinger Corporation (Contract No. 2019-076-3), and authorizing the City Manager to the same by and on behalf of the City of Lee's Summit, Missouri. (F&BC 10/14/19)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Contract No. 2019-076-1 (ACS), 3. Contract No. 2019-076-2 (Todco), 4. Waldinger 2019-076-3 Contract Document, 5. 2019-076 Bid Tab, 6. 2019-076 Final Bid

Date	Ver.	Action By	Action	Result
10/15/2019	1	City Council - Regular Session	for second reading	Pass
10/15/2019	1	City Council - Regular Session	adopted and numbered	Pass
10/14/2019	1	Finance and Budget Committee	recommended for approval	Pass

An Ordinance approving the award of Bid No. 2019-076 for the purchase, and installation, maintenance, and repair services of heating, ventilation and air-conditioning systems for a one-year term with up to four, one-year renewals to ACS Building Services, LLC (Contract No. 2019-076-1), Todco Mechanical, LLC (Contract No. 2019-076-2), and The Waldinger Corporation (Contract No. 2019-076-3), and authorizing the City Manager to the same by and on behalf of the City of Lee's Summit, Missouri. (F&BC 10/14/19)

Issue/Request:

An Ordinance approving the award of Bid No. 2019-076 for the purchase, and installation, maintenance, and repair services of heating, ventilation and air-conditioning systems for a one-year term with up to four, one-year renewals to ACS Building Services, LLC (Contract No. 2019-076-1), Todco Mechanical, LLC (Contract No. 2019-076-2), and The Waldinger Corporation (Contract No. 2019-076-3), and authorizing the City Manager to the same by and on behalf of the City of Lee's Summit, Missouri.

Background:

The City requires service, maintenance and new installation on HVAC equipment systems at various City owned buildings for all City Departments. HVAC services are vital to keeping HVAC systems running properly and replaced as needed.

City equipment to be serviced or replaced under this Contract would include the following Department locations: Water Utilities Service Center, City Hall, all Fire Stations, Animal Control, Maintenance Facility/Fleet and Public Works Operations, Airport, and The Historic Museum. Parks and Recreation Equipment to be serviced or replaced under this Contract would include the following locations: J. Thomas Lovell, Jr. Community Center at Legacy Park, Longview Community Center, Harris Park Community Center, Lea McKeighan North, Summit Waves, Parks and Recreation

Construction & Ops Center and Parks and Recreation Concession Buildings.

In the event of needed repairs, maintenance services or new installation or replacement of equipment, the awarded Contractors will provide an estimate including labor and material, utilizing the hourly labor rates and mark-up on material percentage listed within said Contracts, if awarded.

All three (3) awarded Contractors will remain on-call for the duration of the contract terms. The City Departments will contact ACS Building Services and/or Todco Mechanical and/or The Waldinger Corporation for service on an as needed basis. All three (3) Contractors may be contacted by the Department(s) for quotations on larger projects or projects that include needing immediate service. Often times with the need for immediate service, Departments may elect to utilize the Contractor that currently has the best availability/response time. The contracts also provide the City an option to purchase HVAC systems if necessary.

Key Issues:

- The City's current Contract No. 2014-132-1 and 2014-132-2 for HVAC maintenance, repair and installation is set to expire on October 31, 2019.
- The Procurement and Contract Services Division formally solicited Bid No. 2019-076 for HVAC maintenance, repair and installation via its' e-bidding service Public Purchase.
- Seventy-One (71) potential bidders were notified via the City's e-bidding service, Public Purchase. The advertisement for the formal bid was also posted on the City's website. Public Purchase Report Records show that thirty-two (32) potential firms accessed the online bid document 2019-076.
- Upon the bid opening date of September 6, 2019, the Procurement and Contract Services Division received six (6) bids. The Project Managers from the each Department evaluated the bids received and the attached bid tabulation. Based on the frequent need for such service, the Project Managers deemed it necessary to recommend a multi-vendor award to the three (3) lowest and most responsive bidders which were ACS Building Services, Todco Mechanical, and The Waldinger Corporation.
- If awarded, the bid tabulation amounts identified shall lock in unit prices identified for both hourly rates for repair, maintenance and new installation needs and the allowable amounts for mark-ups for material. Upon award of an Ordinance by the City Council, one-year contracts, with up four (4) one-year renewals, will be executed with all three (3) Contractors. Copies of the contract documents are attached.

Proposed Committee Motion:

I move to recommend to City Council for approval of an Ordinance approving the award of Bid No. 2019-076 for the purchase, and installation, maintenance, and repair services of heating, ventilation and air-conditioning systems for a one-year term with up to four, one-year renewals to ACS Building Services, LLC (Contract No. 2019-076-1), Todco Mechanical, LLC (Contract No. 2019-076-2), and The Waldinger Corporation (Contract No. 2019-076-3), and authorizing the City Manager to the same by and on behalf of the City of Lee's Summit, Missouri.

Proposed City Council Motion:

FIRST MOTION: I move for a second reading of An Ordinance approving the award of Bid No. 2019-076 for the purchase, and installation, maintenance, and repair services of heating, ventilation and air-conditioning systems for a one-year term with up to four, one-year renewals to ACS Building Services, LLC (Contract No. 2019-076-1), Todco Mechanical, LLC (Contract No. 2019-076-2), and The Waldinger Corporation (Contract No. 2019-076-3), and authorizing the City Manager to the same by and on behalf of the City of Lee's Summit, Missouri.

SECOND MOTION: I move for adoption of An Ordinance approving the award of Bid No. 2019-076 for the purchase, and

installation, maintenance, and repair services of heating, ventilation and air-conditioning systems for a one-year term with up to four, one-year renewals to ACS Building Services, LLC (Contract No. 2019-076-1), Todco Mechanical, LLC (Contract No. 2019-076-2), and The Waldinger Corporation (Contract No. 2019-076-3), and authorizing the City Manager to the same by and on behalf of the City of Lee's Summit, Missouri.

Rick Gentry, Purchasing Manager for Procurement and Contract Services Division

Recommendation: Staff recommends approval of An Ordinance approving the award of Bid No. 2019-076 for HVAC Maintenance, Repair and New Installation for a one-year term with up to four (4), one-year renewals to ACS Building Services (Contract No. 2019-076-1) and to Todco Mechanical (Contract No. 2019-076-2) and to The Waldinger Corporation (Contract 2019-076-3) and authorizing the City Manager to enter into and execute agreements for the same by and on behalf of the City of Lee's Summit, Missouri.

Committee Recommendation: [Enter Committee Recommendation text Here]