Legislation Details (With Text)

File #:	BILL NO. 22-158	**Name:**	
Type:	Ordinance - Committee	**Status:**	Passed
File created:	7/20/2022	**In control:**	City Council - Regular Session
On agenda:	8/9/2022	**Final action:**	8/9/2022
Title:	An Ordinance approving the use of a Cooperative Contract between the City of Lee's Summit and Lippert Mechanical Service Corporation to purchase HVAC services and supplies as needed and ratifying the City Manager's execution of the same for the City. (F&BC 8/1/22)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A to Ordinance: Agreement, 3. Supporting Document: Emergency Purchase, 4. Supporting Document: Chiller Replacement quote		

Date	Ver.	Action By	Action	Result
8/9/2022	1	City Council - Regular Session	for second reading	Pass
8/9/2022	1	City Council - Regular Session	adopted and numbered	Pass
8/1/2022	1	Finance and Budget Committee	recommended for approval	Pass

An Ordinance approving the use of a Cooperative Contract between the City of Lee's Summit and Lippert Mechanical Service Corporation to purchase HVAC services and supplies as needed and ratifying the City Manager's execution of the same for the City. (F&BC 8/1/22)

Issue/Request:

An Ordinance approving the use of a Cooperative Contract between the City of Lee's Summit and Lippert Mechanical Service Corporation to purchase HVAC services and supplies as needed and ratifying the City Manager's execution of the same for the City.

Proposed Council Motion:

FIRST MOTION: I move for second reading of an Ordinance approving the use of a Cooperative Contract between the City of Lee's Summit and Lippert Mechanical Service Corporation to purchase HVAC services and supplies as needed and ratifying the City Manager's execution of the same for the City.

SECOND MOTION: I move for adoption of an Ordinance approving the use of a Cooperative Contract between the City of Lee's Summit and Lippert Mechanical Service Corporation to purchase HVAC services and supplies as needed and ratifying the City Manager's execution of the same for the City.

Key Issues:

During the recent extreme heat, the chilled water unit at the Water Utilities Service Center failed leaving the building without air conditioning. The employees that could work from home were sent there and the others worked in the heat until a temporary unit was connected.

Pursuant to Section 6.1 of the City's Procurement Policy, the City used a cooperative contract to hire Lippert Mechanical Service Corporation to provide the temporary solution and to diagnose the failure. It was determined that the heat exchanger had failed and that caused water to enter the compressors and causing catastrophic failure. Several options where reviewed including the repair of the existing system.

To repair the existing system a new heat exchanger and new compressors would be required, and the system would need to be completely disassembled, dried, and reassembled. The failure of the heat exchanger may have been caused by other faults in the system which cannot be reviewed in its current state. Because the City was concerned that fixing the system would not ultimately solve the problem long term lead it to request a quote for a replacement unit.

Our discussion with the mechanical contractor and our staff helped us better understand the building equipment and the type of equipment that we would want for the long term. The recommendation was to install a Carrier System with a shell and tube heat exchanger which is believed to be more robust than our previous system.

The replacement unit and associated installation services cost approximately $144,239. Because the water chiller failed unexpectedly and lack of air conditioning could jeopardize the health of City employees, the City already issued a purchase order for the replacement unit pursuant to Section 7.1 of the Procurement Policy. Section 7.1 of the Policy, requires the City Manager to present emergency purchases to the City Council for approval at the next available City Council meeting. The proposed Ordinance also authorizes the City to continue using the cooperative contract for other HVAC services and supplies on an as-needed basis.

This project is being funded by the Utility's Equipment Replacement Program.

Rick Gentry, Procurement and Contract Services Manager
Mark Schaufler, Director of Water Utilities

Staff recommends approval

A motion was made by Councilmember Shields, seconded by Councilmember Hodges, that TMP-2360 be recommended for approval to the City Council. The motion carried by a unanimous 4-0 vote.