Resolution 2013-258

Resolution Approving a Two Year Contract with Cool Air Mechanical, Inc. for Maintenance and Repair of HVAC and Water Heating Equipment through August 1, 2015, Per O.P. 7811, for Annual Estimated Expenditure of $90,000 and a Two (2) Year Total of $180,000 with Option for Three (3) One Year Extensions at the Sole Discretion of the MPRB

Whereas, The Minneapolis Park and Recreation Board (MPRB) is the caretaker of Minneapolis parks, lands and facilities;

Whereas, Minneapolis parks and facilities are important natural and recreational resources for Minneapolis citizens;

Whereas, The MPRB is authorized to contract with public and private entities in the performance of its functions;

Whereas, The City of Minneapolis sent out Official Publication Bid #7811 for furnishing maintenance and repair of HVAC and water heating equipment as needed;

Whereas, This bid award is in compliance with City of Minneapolis standard purchasing procedures;

Whereas, The recommendation is supported by Vision Theme 3: Dynamic parks that shape city character and meet diverse community needs and Vision Theme 4: A safe place to play, recreate, contemplate and celebrate as articulated in the MPRB 2007-2020 Comprehensive Plan;

Whereas, The recommendation is supported by the Sustainability Value in the MPRB 2007-2020 Comprehensive Plan by reducing energy use in buildings through annual preventative maintenance and repairs; and

Whereas, Funding is available to cover these services in the approved annual operating budget and funding will be budgeted in upcoming operating budgets for these services;

RESOLVED, That the Board of Commissioners approve a two Year contract with Cool Air Mechanical, Inc. for maintenance and repair of HVAC and water heating equipment through August 1, 2015, Per O.P. 7811, for annual estimated expenditure of $90,000 and a two (2) year total of $180,000 with the option for three (3) one year extensions at the sole discretion of the MPRB; and

RESOLVED, That the President of the Board and Secretary to the Board are authorized to take all necessary administrative actions to implement this resolution.

TO: Minneapolis Park and Recreation Board

FROM: Ralph Sievert, Interim Asst. Superintendent for Environmental Ste

DATE: July 24, 2013

SUBJECT: Resolution Approving a Two Year Contract with Cool Air Mechanical, Inc. for Maintenance and Repair of HVAC and Water Heating Equipment through August 1, 2015, Per O.P. 7811, for Annual Estimated Expenditure of $90,000 and a Two (2) Year Total of $180,000 with Option for Three (3) One Year Extensions at the Sole Discretion of the MPRB

BACKGROUND

The Minneapolis Park & Recreation Board utilizes a vendor to conduct the preventative maintenance of all of its heating, ventilation, and air conditioning (HVAC) equipment. This preventative maintenance scheduling is separated in three (3) services levels:

- Level One: annual preventative maintenance servicing of HVAC equipment/small sized systems.
- Level Two: bi-annual preventative maintenance servicing of HVAC equipment/medium sized systems.
- Level Three: bi-annual preventative maintenance servicing of HVAC equipment/large sized systems.

If during the equipment servicing, the vendor identifies defective or worn equipment, the vendor can be requested to replace the worn or defective equipment, at the sole discretion of the MPRB. If the vendor replaces equipment or materials, the vendor provides the MPRB with the replaced equipment and/or materials to verify replacement occurred.

Cool Air Mechanical, Inc. was the sole bidder for this contract service. Cool Air Mechanical, Inc. is a reputable firm whose performance in previous contracts has been satisfactory.

The terms of this agreement are for a two year contract period for August 1, 2013 to August 1, 2015. The terms of the agreement also allow for three (3) one-year contract extensions, at the sole discretion of the MPRB.

RECOMMENDATION

Staff recommends that the Board of Commissioners authorize approval of a two (2) year contract with Cool Air Mechanical, Inc. for furnishing maintenance and repair of HVAC and water heating equipment through August 1, 2015 for a two year total of $180,000, per O.P. 7811, with the option to extend for three (3) one year contracts at the sole discretion of the MPRB

This action is consistent with the following vision, goal, and sustainability statements in the MPRB 2007-2020 Comprehensive Plan:

Vision Theme 3: Dynamic parks that shape city character and meet diverse community needs.
Goal: Focused land management supports current and future generations.

Vision Theme 4: A safe place to play, recreate, contemplate and celebrate.
Goal: Parks are safe and welcoming by design.

Sustainability: Provide park system infrastructure at a sustainable rate. Reduce energy use in buildings, vehicles and equipment.

ATTACHMENTS:

- OP 7811 (PDF)

Prepared By: Lori Smiley, Office Support Specialst III, Maintenance
Review:
Lisa Beck Completed 07/16/2013 9:54 AM
Ralph C. Sievert Completed 07/16/2013 10:05 AM
Jayne Miller Completed 07/16/2013 10:19 AM
Minneapolis Park and Recreation Board Pending