

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20021298

1. REQUESTED MOTION:

ACTION REQUESTED: Award B-03-01 ANNUAL CONTRACT FOR CHILLER MAINTENANCE, to the lowest responsive, responsible bidder meeting all bidding requirements, Comfort Systems USA/FLA, to include the annual/monthly service lump sum totals, and Eddy Current Test amounts for a total annual contract amount of \$91,856.00. This contract will be in effect for one (1) year with the option of being renewed for four (4) additional one (1) year periods (renewed annually) for a possible total term not-to-exceed five (5) years, upon mutual agreement of both parties, and under the same terms and conditions as this contract. Also, accept the Consumer Price Index Adjustment, for this project, with pricing increases to be annually beginning with the billing for the month of October.

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual for Construction Projects, approved by the Board on April 21, 1993, construction projects estimated to be over level four authorization will be executed the formal advertised sealed bid procedure.

WHAT ACTION ACCOMPLISHES: Annual service contract for the preventative maintenance and repair of chillers at the Lee County Administration Building/Old Courthouse, Justice Center, Constitutional Complex, Public Works Building, DOT Billy Creek, East County Regional Library, Fort Myers Main Library, South County Regional Library, Jail Core Building, and Cape Coral Library.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

12-17-2002

4. AGENDA:

CONSENT
 ADMINISTRATIVE
 APPEALS
 PUBLIC
 WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE
 ORDINANCE
 ADMIN. CODE AC-4-4
 OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER
B. DEPARTMENT Public Works
C. DIVISION Facilities Mgmt.
BY: Rich Beck, Facilities Director

[Signature]

7. BACKGROUND:

The Division of Facilities Management submitted a request to Contracts Management, to obtain bids for the Annual Contract for Chiller Maintenance. The anticipated cost required the use of the formal advertised sealed bid procedure.

On the bidding deadline of October 30, 2002, Contracts Management received eight (8) bids. While reviewing the bids for responsiveness it was discovered that the bids submitted by McQuayService and Tampa Bay Trane, did not include the required Bid Schedules, therefore both bids were declared non-responsive. It is now being recommended that award be made to the lowest responsive, responsible bidder meeting all bidding requirements, Comfort Systems USA/FLA. Comfort Systems USA/FLA, awarding the annual service lump sum totals, monthly and Eddy Current Test totals as follows: Admin./Old Court House Annual- \$9,408.00, Monthly - \$784.00, Eddy Test - \$2,600.00; Justice Center Annual - \$28,776.00, Monthly - \$2,398.00, Eddy Test - \$8,100.00; Constitutional Complex Annual- \$6,828.00, Monthly - \$569.00; Public Works Building Annual - \$11,256.00, Monthly \$938.00; DOT Billy Creek Annual - \$3,648.00, Monthly - \$304.00; East Co. Regional Library Annual - \$ 3,600.00, Monthly - \$300.00; Fort Myers Main Library Annual - \$3,636.00, Monthly - \$303.00; South Co. Regional Library Annual - \$7,488.00, Monthly - \$624.00; and Cape Coral Library Annual - \$6,516.00, Monthly - \$543.00.

Continued on page 2

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>apm 12/5</i>				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> 11-26-02	<i>[Signature]</i> 11-26-02	N/A		<i>[Signature]</i> 12/2/02	<i>[Signature]</i> 12/3/02	<i>[Signature]</i> 12/4/02	<i>[Signature]</i> 12/5	<i>[Signature]</i> 12/5	<i>[Signature]</i> 11-26-02

10. COMMISSION ACTION:

_____ APPROVED
_____ DENIED
_____ DEFERRED
_____ OTHER

Rec. by CoAtty
Date: *12/2/02*
Time: *1:05 pm*

Forwarded To:
Budget
12/2/02 3:14 pm

**RECEIVED BY
COUNTY ADMIN. CA**
12-2-02
4:30
12/5/02

This contract will be in effect for one (1) year with the option of being renewed for four (4) additional one (1) year periods (renewed annually) for a possible total term not-to-exceed five (5) years, upon mutual agreement of both parties, and under the same terms and conditions as this contract. Also, accept the Consumer Price Index Adjustment (based on the July Consumer Price Index, as published by the Bureau of Labor Statistics) for this project, with pricing increases to be annually beginning with the billing for the month of October.

Funds will be available in account strings:

Admin./Old Court House – QC5121200100.503190	\$12,108.00
Justice Center – QC5121200100.503190.4202	\$36,876.00
Constitutional – QC5121200100.503190.4201	\$6,828.00
Public Works – QC5121200100.503190.4204	\$11,256.00
DOT Billy Creek – PD5411017500.503190	\$3,648.00
East Co. Library – KG5710114800.503190.172	\$3,600.00
FM Main – KG5710114800.503190.173	\$ 3,636.00
S Regional Library – KG5710114800.503190.180	\$7,488.00
Cape Coral Library - KG5710114800.503190.168	\$6,516.00


Attachments: Department Recommendation
Bid Tabulation

MEMORANDUM
FROM
FACILITIES MANAGEMENT

DATE: November 1, 2002

TO: Contracts Management

FROM:


Rich Beck
Director

RE: CHILLER MAINTENANCE CONTRACT

I recommend that we proceed with the awarding of the Chiller Maintenance Contract to Comfort Systems. Listed below are the sites and their respective account strings:

East Lee County Library	KG5710114800.504690.172
Admin. Bldg./Old Courthouse	QC5121200100.504630
Justice Center	QC5121200100.504690.4202
Constitutional Complex	QC5121200100.504690.4201
DCD/PW Bldg.	QC5121200100.504690.4204
DOT Traffic Signals	PD5411017500.504690
Lee County Library	KG5710114800.504690.173
Three Oaks Library	KG5710114800.504690.180
Cape Coral Library	KG5710114800.504690.168

Thank you.

LEE COUNTY BID TABULATION SHEET
FOR
ANNUAL CHILLER MAINTENANCE CONTRACT

BID NO.: B-03-01

DATE: October 30, 2002

CONTRACTOR

B&I Contractors
David Johnson
2701 Prince Street
Ft Myers FL 33916

Air Mech. & Svc.
Andy Citek
4311 W. Ida St.
Tampa FL 33614

Staples & Stevens Co
Ken Bowen
10241 Metro Pkwy.
Ste. 113
Ft Myers FL 33912

BID BOND	5%	5%	5%
ADMIN./OLD COURT HOUSE ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$17,088.00 \$ 1,424.00 \$ 3,450.00	\$14,700.00 \$ 1,225.00 \$10,000.00 total 1 st & 4 yr	\$11,760.00 \$ 980.00 \$ 4,670.00
JUSTICE CENTER ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$34,536.00 \$ 2,878.00 \$ 4,830.00	\$32,500.00 \$ 2,708.33 \$18,000.00 Total 1 st & 4yr	\$29,400.00 \$ 2,450.00 \$ 9,950.00
CONSTITUTIONAL COMPLEX ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$15,816.00 \$ 1,318.00 N/A	\$14,700.00 \$ 1,225.00 N/A	\$11,760.00 \$ 980.00 N/A
PUBLIC WORKS BLDG ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$14,304.00 \$ 1,192.00 N/A	\$10,000.00 \$ 833.33 N/A	\$13,800.00 \$ 1,150.00 N/A
DOT BILLY CREEK ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$ 3,684.00 \$ 307.00 N/A	\$5,000.00 \$ 416.66 N/A	\$ 4,872.00 \$ 406.00 N/A
EAST CO REG. LIBRARY ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$2,712.00 \$ 226.00 N/A	\$5,800.00 \$ 483.33 N/A	\$3,540.00 \$ 295.00 N/A
FM MAIN LIBRARY ANNUAL SERVICE \$ MTHLY SERVICE \$ EDDY CURRENT TEST \$	\$4,104.00 \$ 342.00 N/A	\$4,760.00 \$ 396.66 N/A	\$3,540.00 \$ 295.00 N/A
S. CO. REG. LIBRARY ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$6,264.00 \$ 522.00 N/A	\$6,200.00 \$ 516.66 N/A	\$7,500.00 \$ 625.00 N/A
JAIL CORE BUILDING ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$6,048.00 \$ 504.00 N/A	\$6,400.00 \$ 533.33 N/A	\$8,100.00 \$ 675.00 N/A
CAPE CORAL LIBRARY ANNUAL SERVICE \$ MTHLY SERVICE \$ EDDY CURRENT TEST \$	\$5,700.00 \$ 475.00 N/A	\$5,800.00 \$ 483.33 N/A	\$3,540.00 \$ 295.00 N/A

*McQuayService
Paul Wieloszynski
1202 Tech Blvd, Ste. 204
Tampa FL 33619

*Tampa Bay Trane
Pat Levoy
902 N. Himes Ave.
Tampa FL 33609

*Bid declared non-responsive, Bid Schedules not included in submittals

No Bids Conserv Bldg Svcs.

CONTRACTOR

York International
Lloyd Chung
8639 Elm Fair Blvd.
Tampa FL 33610

Airite A/C Inc.
Robert Colby
5334 W. Crenshaw St
Tampa FL 33634-2494

Comfort Sys. USA/FLA
John Johnson
12165-28 Metro Pkwy
Ft Myers FL 33912

BID BOND	BB No amt. listed	**	5%
ADMIN./OLD COURT HOUSE ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$17,040.00 \$ 1,420.00 \$ 5,000.00	\$17,796.00 \$ 1,483.00 \$ 2,300.00	\$9,408.00 \$ 784.00 \$ 2,600.00
JUSTICE CENTER ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$36,000.00 \$ 3,000.00 \$12,500.00	\$22,020.00 \$ 1,835.00 \$ 4,500.00	\$28,776.00 \$ 2,398.00 \$ 8,100.00
CONSTITUTIONAL COMPLEX ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$10,200.00 \$ 850.00 \$ 5,000.00	\$14,604.00 \$ 1,217.00 N/A	\$6,828.00 \$ 569.00 N/A
PUBLIC WORKS BLDG ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$15,300.00 \$ 1,275.00 N/A	\$24,264.00 \$ 2,022.00 N/A	\$11,256.00 \$ 938.00 N/A
DOT BILLY CREEK ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$5,040.00 \$ 4420.00 N/A	\$6,468.00 \$ 539.00 N/A	\$3,648.00 \$ 304.00 N/A
EAST CO REG. LIBRARY ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$10,200.00 \$ 850.00 N/A	\$6,468.00 \$ 539.00 N/A	\$3,600.00 \$ 300.00 N/A
FM MAIN LIBRARY ANNUAL SERVICE \$ MTHLY SERVICE \$ EDDY CURRENT TEST \$	\$5,100.00 \$ 425.00 N/A	\$7,680.00 \$ 640.00 N/A	\$3,636.00 \$ 303.00 N/A
S. CO. REG. LIBRARY ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$ 8,940.00 \$ 745.00 N/A	\$7,680.00 \$ 640.00 N/A	\$7,488.00 \$ 624.00 N/A
JAIL CORE BUILDING ANNUAL SERVICE LUMP SUM MTHLY SERVICE LUMP SUM EDDY CURRENT TEST SUM	\$13,200.00 \$ 1,100.00 N/A	\$6,024.00 \$ 502.00 N/A	\$7,872.00 \$ 656.00 N/A
CAPE CORAL LIBRARY ANNUAL SERVICE \$ MTHLY SERVICE \$ EDDY CURRENT TEST \$	\$9,000.00 \$ 750.00 N/A	\$6,024.00 \$ 502.00 N/A	\$6,516.00 \$ 543.00 N/A

** Proposal based on award
of all locations. If separate
add 20% to each location.