

**MANATEE COUNTY GOVERNMENT**  
**INTENT TO AWARD**

|                                   |  |                             |   |                        |
|-----------------------------------|--|-----------------------------|---|------------------------|
| <b>ITQ NO. / TITLE</b>            | 20-R074398GE / Chiller, HVAC and Refrigeration Preventative Maintenance Services | <b>DATE POSTED</b>          | BCC _____   | MCC _____<br>MBC _____ |
| <b>PROCUREMENT REPRESENTATIVE</b> | George Earnest CPPB  | <b>PROJECTED AWARD DATE</b> | August 14, 2020   |                        |
| <b>DEPARTMENT/DIVISION</b>        | Property Management  | <b>AUTHORIZED BY</b>        | Jacob Erickson, MBA, CPPO, Interim Procurement Official |                        |

**NOTICE OF INTENT TO AWARD**

The Manatee County Procurement Division provides notice of its intent to award a contract to Air Mechanical and Service Corporation for the provision of preventative maintenance to chiller, HVAC and refrigeration equipment.

**ENABLING/REGULATING AUTHORITY**

Manatee County Procurement Ordinance, Sec 2-26.

**BACKGROUND/DISCUSSION**

The Manatee County Property Management Department is responsible for ensuring that air conditioning and refrigeration equipment is operating optimally in all County facilities. For that reason, a solicitation was advertised to select a contractor.

The solicitation was advertised on July 2, 2020 on the Manatee County website. It was also provided to the Manatee County Chamber of Commerce and the Manasota Black Chamber of Commerce for release to its members. Responses were received from the following firms:

1. Air Mechanical and Service Corporation / Englewood, FL
2. Hill York Services Company, LLC / Sarasota, FL
3. Mechanical Services of Central Florida, Inc. / Tampa, FL
4. Tampa Bay System Sales DBA Tampa Bay Trane / Tampa, FL

**EVALUATION RESULTS SUMMARY:**

Air Mechanical and Service Corporation has been determined to be the responsive and responsible bidder with the lowest Total Quote Price. A quote tabulation of the results is attached to this Notice of Intent to Award.

The Procurement Division and the Property Management Department recommend the award to Air Mechanical and Service Corporation.

|  |                  |                               |                                  |
|--|------------------|-------------------------------|----------------------------------|
| <b>ATTACHMENTS<br/>(list in order of attached)</b> | Quote Tabulation | <b>NAME OF FUNDING SOURCE</b> | Various / Blanket Purchase Order |
| <b>ESTIMATED ANNUAL COST</b>                       | \$53,400.00      | <b>FUNDS VERIFIED</b>         | Yes                              |

**QUOTE TABULATION**

ITQ No. 20-R074398GE

Chiller, HVAC and Refrigeration Preventative Maintenance Services

| Air Mechanical and Service Corporation   |   |                       |                         |   |                                       |
|--|---|-----------------------|-------------------------|---|---------------------------------------|
| Group A: Chiller, Cooling Tower, AHU, and Associated Equipment<br>Quarterly & Annual PM  |   |                       |                         |   |                                       |
| A  | Locations   | Number of<br>Chillers | Cooling<br>Tower        | Includes<br>AHU                               | Annual Maintenance<br>Cost / Building |
| 1  | Desoto Center   | 2                     | No                      | No  | \$ 1,740.00                           |
| 2  | Judicial Center   | 2                     | Yes x 2                 | No  | \$ 8,400.00                           |
| 3  | Convention<br>Center  | 4                     | No                      | Yes   | \$ 16,500.00                          |
| 4  | Crosley Estate  | 2                     | No                      | Yes   | \$ 3,950.00                           |
| 5  | Tax Collector   | 1                     | No                      | Yes   | \$ 1,250.00                           |
| Group A Subtotal:  |   |                       |                         |   | \$ 31,840.00                          |
| Group B: Data Center CRAC Units – Quarterly & Annual PM (Full Service)<br>Total Cost for Scheduled Preventative Maintenance and Any Repairs Needed |   |                       |                         |   |                                       |
| B  | Locations   | Number of<br>Units    | Number of<br>Condensers | Annual Maintenance Total Cost<br>Per Building |                                       |
| 1  | Administration Building<br>(PBX Room)   | 1                     | 0                       | \$ 1,150.00                                   |                                       |
| 1a   | Administration Building<br>(Data Room.)   | 3                     | 3                       | \$ 2,500.00                                   |                                       |
| 2  | Public Safety Center /<br>EOC   | 5                     | 0                       | \$ 4,140.00                                   |                                       |
| 3  | Desoto Center   | 2                     | 1                       | \$ 2,025.00                                   |                                       |
| 4  | Judicial Center/Hensley<br>Wing   | 2                     | 2                       | \$ 2,025.00                                   |                                       |
| Group B Subtotal:  |   |                       |                         |   | \$ 11,840.00                          |
| C  | Group C: Labor Costs for Repairs  |                       |                         |   |                                       |
| 1  | Charge Per Hour for Labor as Directed<br>(M-F, 8-5)                               |                       | \$ 78.00                | X 80  | = \$ 6,240.00                         |
| 2  | Overtime Charge Per Hour for Labor<br>as Directed (Hours Other Than M-F, 8-<br>5) |                       | \$ 98.00                | X 10  | = \$ 980.00                           |
| Group C Subtotal:  |   |                       |                         |   | \$ 7,220.00                           |
| D  | Group D: Repair Parts and Replacement Equipment                                   |                       |                         |   |                                       |
| Percentage Markup for Equipment,<br>Parts, and Materials   |   |                       | 25 %                    | X \$10,000 =                                  | \$ 2,500.00                           |
| Total Quote Price (Add Group Subtotals A+B+C+D):   |   |                       |                         | \$ 53,400.00                                  |                                       |

| Hill York Services Company, LLC  |  |                    |                      |  |                                    |             |
|--|--|--------------------|----------------------|--|------------------------------------|-------------|
| Group A: Chiller, Cooling Tower, AHU, and Associated Equipment<br>Quarterly & Annual PM  |  |                    |                      |  |                                    |             |
| A  | Locations  | Number of Chillers | Cooling Tower        | Includes AHU                               | Annual Maintenance Cost / Building |             |
| 1  | Desoto Center  | 2                  | No                   | No   | \$ 2,968.00                        |             |
| 2  | Judicial Center  | 2                  | Yes x 2              | No   | \$ 7,917.00                        |             |
| 3  | Convention Center  | 4                  | No                   | Yes  | \$ 15,048.00                       |             |
| 4  | Crosley Estate   | 2                  | No                   | Yes  | \$ 4,390.00                        |             |
| 5  | Tax Collector  | 1                  | No                   | Yes  | \$ 2,758.00                        |             |
| Group A Subtotal:  |  |                    |                      |  | \$ 33,081.00                       |             |
| Group B: Data Center CRAC Units – Quarterly & Annual PM (Full Service)<br>Total Cost for Scheduled Preventative Maintenance and Any Repairs Needed |  |                    |                      |  |                                    |             |
| B  | Locations  | Number of Units    | Number of Condensers | Annual Maintenance Total Cost Per Building |                                    |             |
| 1  | Administration Building (PBX Room)   | 1                  | 0                    | \$ 1,047.00                                |                                    |             |
| 1a   | Administration Building (Data Room.)                                       | 3                  | 3                    | \$ 6,282.00                                |                                    |             |
| 2  | Public Safety Center / EOC   | 5                  | 0                    | \$ 5,235.00                                |                                    |             |
| 3  | Desoto Center  | 2                  | 1                    | \$ 3,141.00                                |                                    |             |
| 4  | Judicial Center/Hensley Wing   | 2                  | 2                    | \$ 4,188.00                                |                                    |             |
| Group B Subtotal:  |  |                    |                      | \$ 19,893.00                               |                                    |             |
| C  | Group C: Labor Costs for Repairs   |                    |                      |  |                                    |             |
| 1  | Charge Per Hour for Labor as Directed (M-F, 8-5)                           |                    | \$ 95.00             | X 80                                       | =                                  | \$ 7,600.00 |
| 2  | Overtime Charge Per Hour for Labor as Directed (Hours Other Than M-F, 8-5) |                    | \$ 142.50            | X 10                                       | =                                  | \$ 1,425.00 |
| Group C Subtotal:  |  |                    |                      |  |                                    | \$ 9,025.00 |
| D  | Group D: Repair Parts and Replacement Equipment                            |                    |                      |  |                                    |             |
| Percentage Markup for Equipment, Parts, and Materials  |  |                    | 20 %                 | X \$10,000 =                               |                                    | \$ 2,000.00 |
| Total Quote Price (Add Group Subtotals A+B+C+D):   |  |                    |                      | \$ 63,999.00                               |                                    |             |

| Mechanical Services of Central Florida, Inc.   |  |                    |                      |  |                                    |
|--|--|--------------------|----------------------|--|------------------------------------|
| Group A: Chiller, Cooling Tower, AHU, and Associated Equipment<br>Quarterly & Annual PM  |  |                    |                      |  |                                    |
| A  | Locations  | Number of Chillers | Cooling Tower        | Includes AHU                               | Annual Maintenance Cost / Building |
| 1  | Desoto Center  | 2                  | No                   | No   | \$ 5,588.00                        |
| 2  | Judicial Center  | 2                  | Yes x 2              | No   | \$ 10,347.00                       |
| 3  | Convention Center  | 4                  | No                   | Yes  | \$ 13,123.00                       |
| 4  | Crosley Estate   | 2                  | No                   | Yes  | \$ 5,757.00                        |
| 5  | Tax Collector  | 1                  | No                   | Yes  | \$ 2,942.00                        |
| Group A Subtotal:  |  |                    |                      |  | \$ 37,757.00                       |
| Group B: Data Center CRAC Units – Quarterly & Annual PM (Full Service)<br>Total Cost for Scheduled Preventative Maintenance and Any Repairs Needed |  |                    |                      |  |                                    |
| B  | Locations  | Number of Units    | Number of Condensers | Annual Maintenance Total Cost Per Building |                                    |
| 1  | Administration Building (PBX Room)   | 1                  | 0                    | \$ 2,628.00                                |                                    |
| 1a   | Administration Building (Data Room.)                                       | 3                  | 3                    | \$ 11,474.00                               |                                    |
| 2  | Public Safety Center / EOC   | 5                  | 0                    | \$ 19,760.00                               |                                    |
| 3  | Desoto Center  | 2                  | 1                    | \$ 8,939.00                                |                                    |
| 4  | Judicial Center/Hensley Wing   | 2                  | 2                    | \$ 7,774.00                                |                                    |
| Group B Subtotal:  |  |                    |                      | \$ 50,575.00                               |                                    |
| C  | Group C: Labor Costs for Repairs   |                    |                      |  |                                    |
| 1  | Charge Per Hour for Labor as Directed (M-F, 8-5)                           |                    | \$ 98.00             | X 80                                       | = \$ 7,840.00                      |
| 2  | Overtime Charge Per Hour for Labor as Directed (Hours Other Than M-F, 8-5) |                    | \$ 125.00            | X 10                                       | = \$ 1,250.00                      |
| Group C Subtotal:  |  |                    |                      |  | \$ 9,090.00                        |
| D  | Group D: Repair Parts and Replacement Equipment                            |                    |                      |  |                                    |
| Percentage Markup for Equipment, Parts, and Materials  |  |                    | 10 %                 | X \$10,000 =                               | \$ 1,000.00                        |
| Total Quote Price (Add Group Subtotals A+B+C+D):   |  |                    |                      | \$ 98,422.00                               |                                    |

| Tampa Bay System Sales DBA Tampa Bay Trane   |  |                    |                      |  |                                    |
|--|--|--------------------|----------------------|--|------------------------------------|
| Group A: Chiller, Cooling Tower, AHU, and Associated Equipment<br>Quarterly & Annual PM  |  |                    |                      |  |                                    |
| A  | Locations  | Number of Chillers | Cooling Tower        | Includes AHU                               | Annual Maintenance Cost / Building |
| 1  | Desoto Center  | 2                  | No                   | No   | \$ 3,875.00                        |
| 2  | Judicial Center  | 2                  | Yes x 2              | No   | \$ 10,208.00                       |
| 3  | Convention Center  | 4                  | No                   | Yes  | \$ 17,750.00                       |
| 4  | Crosley Estate   | 2                  | No                   | Yes  | \$ 5,062.00                        |
| 5  | Tax Collector  | 1                  | No                   | Yes  | \$ 3,048.00                        |
| Group A Subtotal:  |  |                    |                      |  | \$ 39,943.00                       |
| Group B: Data Center CRAC Units – Quarterly & Annual PM (Full Service)<br>Total Cost for Scheduled Preventative Maintenance and Any Repairs Needed |  |                    |                      |  |                                    |
| B  | Locations  | Number of Units    | Number of Condensers | Annual Maintenance Total Cost Per Building |                                    |
| 1  | Administration Building (PBX Room)   | 1                  | 0                    | \$ 802.00                                  |                                    |
| 1a   | Administration Building (Data Room.)                                       | 3                  | 3                    | \$ 1,939.00                                |                                    |
| 2  | Public Safety Center / EOC   | 5                  | 0                    | \$ 2,206.00                                |                                    |
| 3  | Desoto Center  | 2                  | 1                    | \$ 1,270.00                                |                                    |
| 4  | Judicial Center/Hensley Wing   | 2                  | 2                    | \$ 3,477.00                                |                                    |
| Group B Subtotal:  |  |                    |                      | \$ 9,694.00                                |                                    |
| C  | Group C: Labor Costs for Repairs   |                    |                      |  |                                    |
| 1  | Charge Per Hour for Labor as Directed (M-F, 8-5)                           |                    | \$ 105.00            | X 80                                       | = \$ 8,400.00                      |
| 2  | Overtime Charge Per Hour for Labor as Directed (Hours Other Than M-F, 8-5) |                    | \$ 157.50            | X 10                                       | = \$ 1,575.00                      |
| Group C Subtotal:  |  |                    |                      |  | \$ 9,975.00                        |
| D  | Group D: Repair Parts and Replacement Equipment                            |                    |                      |  |                                    |
| Percentage Markup for Equipment, Parts, and Materials  |  | 25 %               |                      | X \$10,000 =                               | \$ 2,500.00                        |
| Total Quote Price (Add Group Subtotals A+B+C+D):   |  |                    |                      | \$ 62,112.00                               |                                    |