

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: General Services – Facilities Maintenance Division

AGENDA DATE: November 11, 2014

CONTACT PERSON/PHONE: Larry F. Nichols, Interim General Services Director, (915) 212-8000
Bruce D. Collins, Purchasing Director, (915) 212-1181

DISTRICT (S) AFFECTED: ALL

SUBJECT:

The General Services – Facilities Maintenance Division recommends the extension of contract 2012-055 York Proprietary Parts and Service awarded to Johnson Controls, Inc. for an estimated 2 year total of \$220,000.00.

BACKGROUND / DISCUSSION:

The General Services – Facilities Maintenance Division is recommending the extension of the above contract. There are currently over 80 buildings owned by the City that use York HVAC systems. These systems at some point in time will require maintenance, replacement and/or upgrades as well as requiring some type of installation work. This extension will allow for continued maintenance of these systems as well as providing consistent, safe and efficient operation for maximum reliability. Local business is being supported.

PRIOR COUNCIL ACTION:

Yes. Council previously approved contract 2012-055 on January 10, 2012 Item 6B.

SELECTION SUMMARY:

Exercising this option would meet the following threshold considerations (i) funds available; (ii) requirement fills an existing city need; (iii) informal analysis of price indicates the option price is better than available market prices or the most advantageous current offer, and; (iv) Vendor's performance meets or exceeds a "7-8" performance rating. Based upon our evaluation of above factors, Purchasing and Strategic Sourcing recommends exercising the available option.

AMOUNT AND SOURCE OF FUNDING:

Department: General Services – Facilities Maintenance Division
Annual Estimated Amount: \$110,000.00
Total Estimated Award: \$220,000.00 (2 years)
Funds Available: Dept: 231 Div: 31040 Acct: 522260 Fund: 1000 Program Code: P3120
Dept: 231 Div: 31040 Acct: 532000 Fund: 1000 Program Code: P3120
Funds Source: Building/Facilities Maintenance Contracts
Building/Facilities Maintenance Repairs

BOARD / COMMISSION ACTION:

N/A

*****AUTHORIZATION*****

DEPARTMENT HEAD:

Larry F. Nichols, Interim General Services Director

**COUNCIL PROJECT FORM
(CONTRACT EXTENSION)**

*******POSTING LANGUAGE BELOW*******

Please place the following item on the **CONSENT** agenda for the Council Meeting of **NOVEMBER 11, 2014**.

Request that the Purchasing Director for Purchasing and Strategic Sourcing Department be authorized to exercise the City's option to extend current Contract 2012-055 York Proprietary Parts and Service with Johnson Controls, Inc. for two (2) additional years pursuant to the provisions of an award approved by the City Council on January 10, 2012. The extended contract period will be from January 10, 2015 to January 9, 2017.

Department:	General Services – Facilities Maintenance Division
Award to:	Johnson Controls, Inc. El Paso, TX
Option:	One [of One]
Annual Estimated Amount:	\$110,000.00
Total Estimated Amount:	\$220,000.00 (2 years)
Account No.:	231- 31040 – 522260 -1000 - P3120 231- 31040 – 532000 -1000 - P3120
Funding Source:	Building/Facilities Maintenance Contracts Building/Facilities Maintenance Repairs
District(s):	All

This is a Low Bid, service contract.

*******ADDITIONAL INFO BELOW*******

**MOTION
JANUARY 10, 2012**

Motion made, seconded, and unanimously carried to **AWARD** Solicitation No. 2012-055 (York HVAC Systems – Proprietary Parts and Service) to Johnson Controls, Inc., for an initial term estimated award of \$330,000.

Department:	General Services
Award to:	Johnson Controls, Inc. El Paso, TX
Items:	All
Option:	2 years
Initial Term Estimated Amount:	\$330,000 (3 year total)
Total Estimated Award:	\$550,000 (5 year total)
Account No.:	31010325 – 502226 – 01101 or 31010325 – 503200 – 01101
Funding Source:	General Services, Building/Facilities, General Fund

This is a low bid, requirements contract.

The Financial Services - Purchasing Division and General Services recommend award as indicated to Johnson Controls, Inc., the sole bidder.

Richarda Duffy Momsen, City Clerk



Purchasing & Strategic Sourcing Department

Seven (7) Factor Option Memo

To: Purchasing & Strategic Sourcing Department

From: Rene Barraza, Business and Finance Manager _____
Authorized Signature

Subject: Seven (7) Factor Option

Date: October 28, 2014

Re: 2012-055 - York Proprietary Parts and Service

The General Services Department recommends authorizing the Option to Extend 2012-055 for 2 years for the purchase of York Proprietary Parts and Services. Exercising this option would meet the following threshold considerations:

- 1. Are funds available for this Option to Extend? Yes.**
- 2. Does the Requirement covered by this option fill an existing need of the City? Yes.**
- 3. Is the option price better than the current available market price? Yes.**
- 4. Is the time between the date the contract was awarded and the date the option to extend is exercised so short that the market indicates the option is the lowest price obtainable through competition or the most advantageous offer?**
The current vendor has been providing this service at the same price to the City since being awarded Contract No. 2012-055 in 2012.
- 5. Does the attached Vendor Performance Form show the vendor's performance rating to be "GOOD (7-8)" or better? Yes.**
- 6. Is the vendor currently under debarred status as per System for Award Management (SAM) www.sam.gov? No.**
- 7. Is the proposed vendor indebted to the City for any amount as documented in the City's Indebtedness Verification Form? No.**

Bruce D. Collins, CPPO

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