

OMB Contract Review

Contract Name	Ranking of firms and agreement with Harper Limbach LLC for Heating, Ventilation, and Air Conditioning systems and related services.		
File ID#	26-0826A	Contract #	

Mark all Applicable Boxes:

Type of Contract									
CIP		Grant		Other	X	Revenue		Project	

Contract information:

New Contract (Y/N)	Y	Original Contract Amount	n/a
Fund(s)	0001	Amount of Change	n/a
Cost Center(s)	361501, 361525,361530,361540	Contract Amount	\$ 911,007.00
Program(s)	1903, 1882	Amount Available	\$ 163,410.00
Account(s)	5460001	Included in Applicable Budget? (Y/N)	Y
Fiscal Year(s)	FY26-FY25		

Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

This agreement with Harper Limbach, LLC (Harper) provides preventative maintenance, condition assessments and repair services to Heating, Ventilation and Air Conditioning (HVAC) systems at County facilities that are managed by the Construction and Property Management (CPM) department. The contract supports HVAC assets such as chillers, cooling towers, pumps and related equipment. The 36-month agreement has a total not-to-exceed threshold (NTET) of \$911,007.00 for its duration while also stipulating an annual NTET of \$303,669.00. After the initial term, the agreement may be extended for two additional twelve-month terms or such other renewal terms agreed to by the parties.

The estimated cost of primary services for the 36-month term includes:

Description	Amount
Annual Preventative Maintenance	\$ 273,507.00
Repairs (including Emergency Repairs)	\$ 465,000.00
Overhaul Servies	\$ 172,500.00
Agreement Total	\$ 911,007.00

The sites supported by this contract include Medical Examiner, Animal Services Admin/Hospital, St. Petersburg College Veterinary Technology Center, Pinellas County Justice Center (CJC), South County Judicial complex, Pinellas County Sheriff's Office, EMS/Sunstar Medical Director main facility, Pinellas Safe Harbor homeless shelter, Public Works central campus, the Tax Collector (St Petersburg location) and other various locations.

The County retains the ability to terminate the contract by providing the vendor with notification. Termination due to lack of sufficient funds for a new fiscal period will occur without liability or penalty to the County. This agreement is needed because the current vendor, Johnson Controls Inc., is expiring on August 12, 2026.

Funding for the agreement is included in the FY26 Operating Budget for Construction and Property Management within the General Fund. A total of \$163,410.00 was confirmed by the Office of Management and Budget (OMB) in the FY26 Adopted Operating Budget specifically for preventative maintenance for chillers. As of June 2026, the proposed FY27 budget includes \$151,360.00 for preventative maintenance for chillers. However, CPM also has resources available from the overall repairs and maintenance account to meet the ongoing needs of the contract, therefore a budget amendment is not anticipated. Funding for future years is dependent on approval in the annual County Operating Budget.

Analyst: Jasmine Prepetit

Ok to Sign: ☒
