



# Pinellas County

## Staff Report

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File #: 22-1823A, Version: 1

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### **Subject:**

Award of bid to Strut Mechanical, Inc. for HVAC preventative maintenance, repairs and equipment replacements.

### **Recommended Action:**

Approval of the award of bid to Strut Mechanical, Inc. for HVAC preventative maintenance, repairs, and equipment replacements for various County departments.

- This contract is to procure HVAC preventative maintenance, repairs and equipment for the Utilities Department (Utilities) on an as-needed basis
- This contract will also be utilized by other county departments including Parks and Conservation Resources, Solid Waste and Administrative Services.
- The HVAC units maintain a healthy work environment for employees as well as cooling sensitive electrical equipment that controls plant processing ability.
- Contract award is in the amount of \$3,280,980.00 for a thirty-six-month term.
- Five bids were received with Strut Mechanical, Inc. recommended for award as the lowest responsive, responsible bidder.
- This contract will replace Contract No.167-0472-B, awarded for 60 months on December 2, 2017 in the amount of \$1,246,257.15 with an average annual expenditure of \$249,251.43:
  - a.) The former contract included only preventative maintenance and repairs.
  - b.) The price of materials and labor has increased by approximately 43% (increase of \$106,000 annually) over the expiring contract.
  - c.) The new contract will include HVAC preventative maintenance services, repairs and HVAC equipment replacements.
  - d.) HVAC units which have reached the end of useful life have been identified and slated for upgrade as part of this contract. The cost of planned replacement units is approximately \$2,214,000 or 67.5% of the total estimated costs for the new contract term.
- Funding is derived from Sewer Operating, Water Operating, Park & Conservation Operating, Solid Waste Operating and Administrative Services operating funds.

Contract No. 22-0681-B estimated annual expenditure of \$1,093,660.00 with a thirty-six-month expenditure not to exceed \$3,280,980.00 based on the lowest, responsive, responsible bid received meeting specifications.

### **Strategic Plan:**

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

### 5.3 Ensure effective and efficient delivery of county services and support

**Summary:**

This contract is for maintenance, repairs, and replacement of air handlers, compressors, sensors, heaters, and other HVAC-related equipment on an as-needed basis. Other County departments may be use this contract for services at 67 different locations on an as-needed basis.

**Background Information:**

On July 29, 2022, the Purchasing and Risk Management Department released an invitation to bid to establish a contract for preventative maintenance, repairs, and replacement on an as-needed basis. This contract includes units that were not included in the last contract.

**Fiscal Impact:**

Estimated budgeted annual expenditure:	\$ 602,841.00
Estimated average annual expenditure:	\$ 1,093,660.00
Estimated thirty-six (36) month expenditure not to exceed:	\$ 3,280,980.00

Funding is derived from Sewer Operating, Water Operating, Parks & Conservation Operating, Solid Waste Operating.

**Staff Member Responsible:**

Megan Ross, Director, Utilities  
Paul Cozzie, Director, Parks & Conservation  
Paul Sacco, Director, Solid Waste  
Merry Celeste, Division Director, Purchasing & Risk, Administrative Services  
Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Agreement  
Tabulation Results