

TO: City Council

FROM: David J. Deutsch, City Manager

DATE: February 1, 2012

SUBJECT: Proposed Award of a City Contract to Fresh Air Concepts, LLC for the Replacement of the HVAC Systems and Equipment at the Bowie Senior Center, Bowie Gymnasium, and the Kenhill Center (R-14-12)

The City of Bowie owns and operates the Bowie Senior Center, the Bowie Gymnasium, and the Kenhill Center. The HVAC compressor at the Bowie Senior Center, four roof top HVAC units at the Kenhill Center, and two DX HVAC units at the Bowie Gymnasium have outlived their useful life and require replacement. An Invitation to Bid was prepared and released on December 22, 2011 for the purchase and installation of the replacement HVAC equipment.

Several alternates were requested for the Kenhill Center that include providing for 15 SEER energy efficient units as an option to the base bid. Seasonal Energy Efficiency Ratio (SEER) stands for the measure of the energy efficiency of the air conditioning system. The replacement of a damaged roof curb on an existing HVAC unit, the replacement of two additional roof top units identified in the City's Facility Preventive Maintenance Plan are slated for replacement in FY2015.

Bids were opened on January 20, 2012 at 2:00 p.m. as follows:

Vender	Phase 1 Bid	Phase 2 Bid	Alt Base	Alt #1	Alt #2	Alt #3	Total
Fresh Air Concepts, LLC	\$40,356	\$27,744	\$6,050	\$3,283	\$8,191	\$8,191	\$93,815.00
Boulevard Contractors, Corp.	\$38,600	\$38,200	\$8,200	\$4,300	\$10,985	\$10,985	\$111,270.00
KCT Group, Inc.	\$42,646	\$51,068	\$3,375	\$10,800	-	-	\$107,889.00
Hot & Cold Corporation	\$50,611	\$32,453	\$14,178	\$1,798	\$8,850	\$8,850	\$116,740.00
Hurley Company	\$62,900	\$35,650	\$4,500	\$5,950	\$10,950 (not 15 SEER)	\$10,950 (not 15 SEER)	\$130,900.00

Phase 1- Replacement of two DX HVAC systems at the Bowie Gym and an air compressor at the Bowie Senior Center

Phase 2- Replacement of four 13 SEER RTU HVAC units at the Kenhill Center

Alt Base- Upgrading Phase 2 units to 15 SEER units

Alt #1- Replacement of a curb adaptor for the Studio RTU at the Kenhill Center

Alt #2- Replacement of an additional RTU unit at the Kenhill Center with a 15 SEER unit

Alt #3- Replacement of an additional RTU unit at the Kenhill Center with a 15 SEER unit

The budget for the Bowie Gym and Senior Center HVAC equipment (Phase 1) is \$52,500. The low bid of \$40,356 submitted by Fresh Air Concepts, LLC for this phase is under budget by \$12,144.

The budget for the Kenhill Center HVAC equipment replacement (Phase 2) inclusive of the offered alternates is \$60,000. The low bid of \$53,459 was submitted for this phase and all alternates, which is under budget by \$6,541. Alternates #2 & #3 serve two purposes, the first to confirm our budget numbers for future projects and secondly, to determine whether we could replace these units now instead of later. The City is committed to leasing space at Kenhill Center, and staff believes accepting all of the alternates now is a wise investment. The two additional units to be replaced have been confirmed by the City's Building Maintenance Superintendent as well as a private contractor, to be deteriorating quickly. Additionally, this approach would allow staff to eliminate these two units from the Facility Preventive Maintenance Plan in FY2015. Staff and the project architect have reviewed and evaluated all bids received and have determined that Fresh Air Concepts, LLC has submitted the most responsive and responsible bid.

By accepting staff recommendation this will result in the following purchases: Phase 1 – Replacement of two DX HVAC units at the Bowie Gymnasium and an air compressor at the Bowie Senior Center for \$40,356 and, Phase 2 and all Alternates – Replacement of six 13 SEER HVAC units with six 15 SEER HVAC units and replacement of a curb adapter for the Studio HVAC unit at the Kenhill Center for \$53,459.

Recommendation: I recommend approval of R-14-12, awarding a contract to Fresh Air Concepts, LLC of Jessup, MD in the amount of \$93,815 for the purchase and installation of a replacement HVAC systems and equipment for the Bowie Gym, Bowie Senior Center and Kenhill Center.

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AWARDING A CONTRACT FOR THE PURCHASE AND INSTALLATION OF
REPLACEMENT HVAC SYSTEMS AND EQUIPMENT AT THE BOWIE
GYMNASIUM, SENIOR CENTER AND KENHILL CENTER

WHEREAS, the City of Bowie owns and maintains the Bowie Gymnasium, Senior Center and Kenhill Center located in, Bowie Maryland; and

WHEREAS, there are existing HVAC systems and equipment that serve these facilities that have outlived their useful lives and require replacement; and

WHEREAS, in addition to the base bid alternate options were requested that would provide higher efficiency units, a replacement curb adaptor, and two additional HVAC units that are on the Facility Preventive Maintenance Plan for replacement in FY2015; and

WHEREAS, an Invitation to Bid was issued for the purchase and installation of the replacement HVAC systems and equipment that had a closing date of January 20, 2012 at 2:00 p.m., at which time five bids were received and opened; and

WHEREAS, staff and the project architect have reviewed the bids and have determined the lowest, and most responsive and responsible bidder to be Fresh Air Concepts, LLC of Jessup, MD, who submitted a total bid in the amount of \$93,815; and

WHEREAS, the lowest most responsive and responsible bid is within budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland that the City Manager is hereby authorized to enter into an Agreement with Fresh Air Concepts, LLC of Jessup, MD in the amount of \$93,815 for the purchase and installation of replacement HVAC systems and equipment for the Bowie Gymnasium, Bowie Senior Center and Kenhill Center.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on February 6, 2012.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Pamela A. Fleming
City Clerk

G. Frederick Robinson, Mayor