



July 30, 2018

To: Mayor Teresa Jacobs
and the Board of County Commissioners

From:  Carrie Mathes, Manager, Procurement Division

Contact: Sara Flynn-Kramer, Manager, Capital Projects Division
(407) 836-0048

Subject: Award of Invitation for Bids Y18-771-RC, Marks Street Senior
Center Ballroom HVAC Replacement.

ACTION REQUESTED:

Approval to award Invitation for Bids Y18-771-RC, Marks Street Senior Center Ballroom HVAC Replacement, to the sole responsive and responsible bidder, Air Mechanical & Service Corp. in the total contract award amount of \$223,112.

PROCUREMENT:

Work will consist of the installation of a new roof mounted packaged direct expansion system to serve the existing ballroom area. All existing roof mounted ductwork will be replaced with new ductwork and supports. Existing roof duct curbs are to be abandoned in place. The existing unit will be disconnected from the building electrical, and the new unit will be reconnected in its place. The project is located in District 5.

FUNDING:

Funding is available in account number 1023-043-0263-6210 and 1050 068 2116 3810.

APPROVALS:

The Capital Projects and Business Development Divisions concur with this recommendation.

REMARKS:

A single bid was received from Air Mechanical & Service Corp. To ensure an open and competitive bid process, the Invitation for Bids was posted on the Orange County website. A query from staff of potential sources who declined to participate in the bidding process resulted in the following findings:

Power Engineering Group, LLC: decided not to bid the project as prime contractor and instead bid it to any HVAC contractor that was bidding the project.

Pipeline Mechanical: due to prior bid commitments will not be able to bid.

Stellar Design Build Construction Company: cannot bid this project at this time.

Marks Street Senior Center is an active, frequently used facility located in downtown Orlando and is a staple location for the senior community that surrounds it. The HVAC system in the building has reached the end of its life expectancy. As a result, the building has humidity issues and experiences equipment failure, resulting in service calls. Due to the population that utilizes the building, frequent HVAC failures resulting in unconditioned space are a concern and could have negative consequences.

Staff negotiated with Air Mechanical & Service Corp. who confirmed their understanding of the scope of work and reduced their bid to \$223,112. Based on a technical review performed by staff and the design consultant, the bid is considered reasonable. Air Mechanical & Service Corp. has a satisfactory record of performance and has been determined to be responsible.

There is a high level of construction throughout the Central Florida Region, which may have affected the response to this bid. In addition, the project site is very congested and requires use of crane to install a large unit on a roof of a historic building. The building requires structural modification to receive this HVAC unit and is to remain in use during the course of construction, requiring temporary cooling. Therefore, award is recommended to Air Mechanical & Service Corp.

Bid tabulation is as follows:

<u>Bidders:</u>	<u>Bid Amount:</u>	<u>Negotiated Bid Amount:</u>
Air Mechanical & Service Corp.	\$224,753	\$223,112



Interoffice Memorandum

BUSINESS DEVELOPMENT DIVISION

August 1, 2018

TO: Rochelle Chambers, Senior Contract Administrator
Procurement Division

FROM: Dexter Watts, Senior Contract Administrator
Business Development Division *DW*

SUBJECT: Business Development Division Bid Evaluation

PROJECT: Y18-771-RC / Marks Street Senior Center Ballroom HVAC Replacement

The Business Development Division evaluated the one bid submitted for this project and found that the apparent low bidder Air Mechanical & Service Corp. achieved good faith effort documentation and reported 6.27% MWBE participation in their bid. Please note the following certified MWBE participation:

Mbe-hm	Comelco, Inc.	\$14,000
Total MWBE Participation		\$14,000 (6.27%)

Our evaluation of these bids was based on the participation listed on the subcontractor/supplier page. If the low bidder is not chosen, please let us know so that we may obtain Letters of Intent to confirm the participation.

Attached is a spreadsheet reconciling the bidders' compliance with the IFB's M/WBE requirements, including the percentage breakdown for all bidders and a comparison of the relative bids versus participation percentages.

c: Sheena Ferguson, Manager, Business Development Division

Sheena Ferguson

BID COMPARISON**Y18-771-RC / Marks Street Senior Center Ballroom HVAC Replacement**

Rank	Bidder	Bid Amount	M/WBE \$'s in Bid	% M/WBE (Goal 25%)	GFE	\$ Over Low Bid	% Difference From Low Bid (7%)	\$ Over 2nd Low Bid	% Difference From 2nd Low Bid	EEO % M / W
Low Bid	Air Mechanical & Service Corp.	\$223,112	\$14,000	6.27%	yes					31/5