



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/15/2018  
District B, District E, District I  
Item Creation Date:

T26418 - HVAC and associated plumbing, electrical and control systems - ORDINANCE

Agenda Item#: 27.

### **Summary:**

ORDINANCE approving and authorizing agreement between the City of Houston and **COMFORT SYSTEMS USA SOUTH CENTRAL** for Heating, Ventilating and Air Conditioning Systems and associated Plumbing, Electrical and Control Systems and the Central Utilities Plants Heating, Ventilating and Air Conditioning Systems and associated Plumbing, Electrical and Control Systems Operations and Maintenance for the Houston Airport System; providing a maximum contract amount - 3 Years with two one-year options - \$35,116,757.97 - Enterprise Fund - **DISTRICTS B - DAVIS; E - MARTIN and I - GALLEGOS**

### **Background:**

Request for Proposals Received January 11, 2018 for S30-T26418 - Approve an ordinance awarding a contract to Comfort Systems USA South Central in an amount not to exceed \$35,116,757.97 for Heating, Ventilating, and Air Conditioning Systems and Associated Plumbing, Electrical and Control Systems (HVAC) and the Central Utilities Plants (CUP) Heating Ventilating, and Air Conditioning Systems, and Associated Plumbing, Electrical and Control Systems (HVAC) Operations and Maintenance for the Houston Airport System.

### **Specific Explanation:**

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **three-year contract with two one-year options** to **Comfort Systems USA South Central** in an amount not to exceed **\$35,116,757.97** for Heating, Ventilating, and Air Conditioning Systems and Associated Plumbing, Electrical and Control Systems (HVAC) and the Central Utilities Plants (CUP) Heating Ventilating, and Air Conditioning Systems, and Associated Plumbing, Electrical and Control Systems (HVAC) Operations and Maintenance for the Houston Airport System.

The scope of work requires the contractor to provide all management, supervision, skilled and unskilled labor, tools, services and maintenance materials, equipment, outside services, replacement equipment and parts, components and appurtenances, instruments, expendable, supplies, training and insurance as required for Operation and Maintenance (O&M) to ensure the level of services of all work for George Bush Intercontinental, William P. Hobby and Ellington Airports.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Fifty-four prospective proposers downloaded the request for proposal document from SPD's e-bidding website, and as a result, proposals were received from TDIndustries, Inc. and Comfort Systems USA South Central. Subsequent to the receipt of the proposals, prospective proposers were contacted to determine the reason for the limited response to the RFP. Potential proposers advised that they did not have the resources, knowledge and experience for the extensive and comprehensive project.

The evaluation committee was comprised of five evaluators from the Houston Airport System. The proposals were evaluated upon the following criteria:

- Technical Approach/Management Plan
- Personnel/Staffing Requirements
- Price
- Qualification/HVAC and CUP Experience
- Efficiency/Sustainability/Energy Savings
- Computerized Maintenance Management

Comfort Systems USA South Central was deemed the best respondent.

### **M/WBE Participation:**

The request for proposal was issued as a goal-oriented contract with a 25% participation level. Comfort Systems USA South Central has designated the below-named companies as its certified M/WBE subcontractors:

Subcontractors	TYPE OF WORK	AMOUNT	%
BEPC, LLC	Staffing Technicians	\$6,566,836.46	18.70
Abilities Unlimited, Inc.	Staffing Technicians	\$1,755,836.43	5.00
Tejas Office Products, Inc.	Office Supplies	\$70,229.94	0.20
N. Gil Electric Company, Inc.	Electrical Services	\$351,167.29	1.00
Tex Star Bearings, LLC	Bearing Supplies	\$35,117.90	0.10

**Pay or Play Program:**

The proposed contract requires compliance with the City's "Pay or Play" ordinance regarding health benefits for employees of City contractors. In this case Comfort Systems USA South Central will provide health benefits for some employees, but will pay into the Contractor Responsibility Fund in compliance with City policy.

**Hire Houston First:**

The proposed contract requires compliance with the City's "Hire Houston First" ordinance that promotes economic opportunity for Houston Businesses and support job creation. In this case, Comfort Systems USA South Central is a designated HHF company, but they were the successful awardee without application of the HHF preference.

**Fiscal Note:**

Funding for this item is included in the FY2018 Adopted budget. Therefore, no Fiscal Note is required as stated in the Financial Policy ord. 2014-1078.

  
**Jerry Adams, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Houston Airport System	\$564,146.25	\$34,552,611.72	\$35,116,757.97

**Amount of Funding:**

**\$35,116,757.97** - HAS Revenue Fund (8001)

**Contact Information:**

Richard Morris 832-393-8736  
Justina Mann 281-230-8086

**ATTACHMENTS:**

Description	Type
<u>Coversheet (revised)</u>	Signed Cover sheet
<u>RFCA Funding Form</u>	Backup Material
<u>Tax Report</u>	Backup Material
<u>Form A</u>	Backup Material
<u>POP 1</u>	Backup Material
<u>POP 2</u>	Backup Material
<u>FORM B</u>	Backup Material
<u>Ordinance</u>	Ordinance/Resolution/Motion
<u>contract - part 1</u>	Contract/Exhibit
<u>contract - part 2</u>	Contract/Exhibit
<u>contract - part 3</u>	Contract/Exhibit
<u>contract - part 4</u>	Contract/Exhibit
<u>Ordinance (revised)</u>	Signed Cover sheet