



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: August 8, 2011

Presenter: Brian Gottardy
Garrett Sullivan
Executive Director, CM&E

Subject: Harris MS Central Energy Plant Water-Cooled
Chillers Preventive Maintenance and Repairs
Services Contract Bid Award

Related Page(s): Attachment

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the Harris MS Central Energy Plant Water-Cooled Chillers Preventive Maintenance and Repairs Services Contract on July 19, 2011 at 4:00 p.m. in Room 317 of the North East Education Center. The Central Energy Plant (CEP) at Harris Middle School was constructed as part of the 2003 Bond Program. In an effort to ensure high-quality preventive maintenance services at the District's large water-cooled plants, Water-Cooled Chiller Preventive Maintenance (PM) and Repairs Services Contracts have previously been executed and funded by the Maintenance & Operations Program. Campuses currently covered by outsourced Water-Cooled Chiller PM and Repairs Services Contracts include: Cibolo Green Elementary School; Harris & Lopez Middle Schools; and Churchill, Johnson, and Roosevelt High Schools. The current Harris MS Water-Cooled Chiller PM and Repairs Services Contract is due to expire in late August 2011. The planned term for the new Harris MS Water-Cooled Chiller PM and Repairs Services Contract is five (5) years (September 2011 through August 2016), renewable on an annual basis.

ADMINISTRATIVE CONSIDERATION

This is an approved Maintenance & Operations contract services requirement. The Harris MS CEP is a large capital investment and must be properly maintained and operated in order to maximize its useful life.

BUDGETARY CONSIDERATION

The Board-approved budget for the Harris MS Water-Cooled Chillers PM and Repairs Services Contract equals \$180,000.00. Bids costs equaled \$99,700.77 based on Alternate #1 which provides for full maintenance and repairs (100% coverage for parts and labor) of all installed equipment for the full term of the 5-year contract. Maintenance and Operations funds will be used to fund this contract.

RECOMMENDATION

The Executive Director of Construction Management and Engineering and the Executive Director of Facility Maintenance recommend that the Board of Trustees award the Harris MS Central Energy Plant Water-Cooled Chillers Preventive Maintenance and Repairs Services Contract to Trane U.S., Inc. for a total cost of \$99,700.77 based on Alternate #1 and further grant the Interim Superintendent, Interim Associate Superintendent for Business Services and Operations, and Executive Director of Construction Management and Engineering authority to execute the contract.

BOARD ACTION REQUIRED

Approval/Disapproval