



Interoffice Memorandum

March 22, 2016

TO: Mayor Teresa Jacobs
and the Board of County Commissioners

FROM: Carrie Woodell, Acting Manager, Procurement Division

CONTACT: Rich Steiger, Manager, Facilities Management Division
407-836-7473

SUBJECT: Award of Invitation for Bids Y16-172-JS, Boiler Preventative Maintenance
and Repair

ACTION REQUESTED:

Approval to award Invitation for Bids Y16-172-JS, Boiler Preventative Maintenance and Repair, to the low responsive and responsible bidder, Mechanical Services of Central Florida, Inc. for a 3-year contract in the estimated contract award amount of \$1,883,250. Further request authorization for the Procurement Division to renew the contract for two additional 1-year terms.

PROCUREMENT:

To provide preventative maintenance, installations, and repairs to various types of boilers and associated equipment. The work defined by this contract includes, but is not limited to, electric and gas-fired boilers: hot water boilers, steam boilers, piping insulation, pumps, heat exchangers, expansion/storage tanks, and other boiler related equipment.

FUNDING:

Funds are available in account numbers 0001-043-1713-3810, 0001-043-1717-3810, and 0001-043-1718-3810.

APPROVALS:

The Facilities Management Division and the Business Development Division concur with this recommendation.

DISCUSSION:

Two bids were received in response to Invitation for Bids Y16-172-JS, and were evaluated for responsiveness, responsibility and price. The low bidder, Mechanical Services of Central Florida, Inc., meets all specifications and requirements of the solicitation. The large differential in total estimated bid amounts is attributed to mathematical errors in the bid submitted by Thermal Tech, Inc. Staff evaluation of the bid of Mechanical Services of Central Florida, Inc. confirms that the bid prices are reasonable, based upon maintenance that has been performed previously. Therefore, recommendation for award is made to Mechanical Services of Central Florida, Inc.

The bid tabulation is attached.

BID TABULATION
Y16-172-JS
BOILER PREVENTATIVE MAINTENANCE AND REPAIR

Lot A, Item #	Facilities Management	Frequency	Est. Annual Qty.	Price per Service	Mechanical Services of Central FL, Inc.			Thermal Tech, Inc.			
					Total	Three Year Initial Contract Term	Three Year Extended Cost	Price per Service	Total	Three Year Initial Contract Term	Three Year Extended Cost
1	Electric Fired Hot Water Boiler	Quarterly	6	\$300.00	\$1,800.00	3	\$5,400.00	\$500.00	\$3,000.00	3	\$9,000.00
2	Electric Fired Hot Water Boiler	Annually	2	\$760.00	\$1,520.00	3	\$4,560.00	\$950.00	\$1,900.00	3	\$5,700.00
3	Gas Fired Hot Water Boilers	Quarterly	36	\$920.00	\$33,120.00	3	\$99,360.00	\$700.00	\$25,200.00	3	\$75,600.00
4	Gas Fired Hot Water Boilers	Annually	12	\$2,590.00	\$31,080.00	3	\$93,240.00	\$1,541.00	\$18,492.00	3	\$55,476.00
5	Gas Fired Steam Boilers	Quarterly	3	\$1,104.00	\$3,312.00	3	\$9,936.00	\$1,000.00	\$3,000.00	3	\$9,000.00
6	Gas Fired Steam Boilers	Annually	1	\$7,500.00	\$7,500.00	3	\$22,500.00	\$5,000.00	\$5,000.00	3	\$15,000.00
7	Expansion Tanks	Quarterly	28	\$276.00	\$7,728.00	3	\$23,184.00	\$475.00	\$13,300.00	3	\$39,900.00
8	Storage Tanks	Annually	13	\$1,104.00	\$14,352.00	3	\$43,056.00	\$1,200.00	\$15,600.00	3	\$46,800.00
9	Heat Exchanger	Annually	6	\$1,104.00	\$6,624.00	3	\$19,872.00	\$600.00	\$3,600.00	3	\$10,800.00
10	Water Softeners	Quarterly	15	\$160.00	\$2,400.00	3	\$7,200.00	\$1,900.00	\$28,500.00	3	\$85,500.00
11	Water Treatment Closed Loop	Bi-Weekly	312	\$80.00	\$24,960.00	3	\$74,880.00	\$3,600.00	\$1,123,200.00	3	\$3,369,600.00
12	Water Treatment Closed Loop	Semi-Annual	4	\$400.00	\$1,600.00	3	\$4,800.00	\$8,400.00	\$33,600.00	3	\$100,800.00
Total Estimated Bid, Lot A							\$407,988.00				\$3,823,176.00
Lot B	Convention Center										
13	Gas Fired Hot Water Boilers	Quarterly	24	\$920.00	\$22,080.00	3	\$66,240.00	\$400.00	\$9,600.00	3	\$28,800.00
14	Gas Fired Hot Water Boilers	Annually	8	\$3,269.00	\$26,152.00	3	\$78,456.00	\$1,250.00	\$10,000.00	3	\$30,000.00
15	Gas Fired Condensing Boilers	Quarterly	12	\$736.00	\$8,832.00	3	\$26,496.00	\$400.00	\$4,800.00	3	\$14,400.00
16	Gas Fired Condensing Boilers	Annually	4	\$3,269.00	\$13,076.00	3	\$39,228.00	\$850.00	\$3,400.00	3	\$10,200.00
17	Water Treatment Closed Loop	Bi-Weekly	288	\$80.00	\$23,040.00	3	\$69,120.00	\$140.00	\$40,320.00	3	\$120,960.00
Total Estimated Bid, Lot B							\$279,540.00				\$204,360.00
Lot C	Parts and Labor			Price per Hour				Price per Hour			
18	Diagnostic Labor Rate		100	\$92.00	\$9,200.00	3	\$27,600.00	\$140.00	\$14,000.00	3	\$42,000.00
19	Standard Labor Rate		500	\$92.00	\$46,000.00	3	\$138,000.00	\$130.00	\$65,000.00	3	\$195,000.00
20	Non-Standard Labor Rate		250	\$128.50	\$32,125.00	3	\$96,375.00	\$190.00	\$47,500.00	3	\$142,500.00
21	Emergency On-Call Services		250	\$128.50	\$32,125.00	3	\$96,375.00	\$190.00	\$47,500.00	3	\$142,500.00
22	Training		20	\$92.00	\$1,840.00	3	\$5,520.00	\$125.00	\$2,500.00	3	\$7,500.00
23	% Markup for Parts/Materials		\$200,000.00	1.25%	\$202,500.00	3	\$607,500.00	35.00%	\$270,000.00	3	\$810,000.00
24	Equipment Rental		\$50,000.00		\$0.00	3	\$150,000.00		\$0.00	3	\$150,000.00
25	Miscellaneous Charges		\$20,000.00		\$0.00	3	\$60,000.00		\$0.00	3	\$60,000.00
Total Estimated Bid, Lot C							\$1,181,370.00				\$1,549,500.00
Lot D	Four Year Storage Tank Service										
26	Storage Tank		13	\$1,104.00	\$14,352.00		\$14,352.00	\$1,200.00	\$15,600.00		\$15,600.00
Total Estimated Bid, Lot D							\$14,352.00				\$15,600.00
TOTAL ESTIMATED BID							\$1,883,250.00				\$5,592,636.00




Interoffice Memorandum

BUSINESS DEVELOPMENT DIVISION

February 9, 2016

TO: Jim Schell, Senior Purchasing Agent
Procurement Division

FROM: Kesi Warren, Senior Contract Administrator 
Business Development Division

SUBJECT: Business Development Division Bid Evaluation

PROJECT: **IFB #Y16-172-JS, Boiler Preventative Maintenance and Repair**

The Business Development Division evaluated the 2 bids submitted for this project and found that none of the bidders are Orange County Certified Minority Women Business Enterprises. Hence, the bid preference program in accordance with the County's M/WBE Ordinance, Section 17-324 can not be applied.

c: Sheena Ferguson, Manager, Business Development Division

