



Alachua County, Florida

Procurement

Theodore "TJ" White, Jr. CPPB, Procurement Manager
County Administration Building, Gainesville, FL 32601
(352) 374-5202

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services

RESPONSE DEADLINE: February 14, 2024 at 2:00 pm

Friday, April 26, 2024

SOLICITATION OVERVIEW

Project Title	Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services
Project ID	ITB 24-55-MB
Project Type	Invitation To Bid
Release Date	January 10, 2024
Due Date	February 14, 2024
Procurement Agent	Markisha Boykin
Project Description	Purpose: Continuing/Annual contract services for Preventive Maintenance on County owned Chillers/Cooling Towers and Boilers.

Introduction

Purpose: Continuing/Annual contract services for Preventive Maintenance on County owned Chillers/Cooling Towers, and Boilers.

Summary

Alachua County Board of County Commissioners are requesting the submission of Bids for ITB 24-55-MB Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services.

The following apply to this Invitation to Bid (ITB): [Introduction](#), [Instruction to Bidders](#), [Terms and Conditions](#), [Insurance](#), [Scope of Services](#), [Sample Agreement](#), [Attachments](#), [Submittals](#), and [ITB Pricing Form](#). Specifications and supplementary documents are essential parts of the ITB and requirements occurring in one are as binding as though occurring in all.

Services, as defined herein, are to include all labor, materials, supplies and equipment in accordance with the terms, conditions, and specifications set forth within this solicitation.

EXECUTIVE SUMMARY

Invitation To Bid - Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services

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Bidder must be qualified and fully capable of performing the required Services while adhering to all laws, specifications, procedures, protocols, applicable guidance, and industry best practices.

Purpose: Continuing/Annual contract services for Preventive Maintenance on County owned Chillers/Cooling Towers and Boilers.

Background

Location: Alachua County is located in North Central Florida. The County government seat is situated in Gainesville. Gainesville is located 70 miles southwest of Jacksonville, 129 miles southeast of Tallahassee, 140 miles northeast of Tampa - St. Petersburg and 109 miles northwest of Orlando. Alachua County has a population of over 250,000 and a regional airport. The County itself consists of a total area of 969 square miles.

Form of Government: Alachua County is governed by a Board of five (5) elected County Commissioners and operates under the established County Manager Charter form of government. In addition to the five County Commissioners, there are five elected Constitutional Officers: Supervisor of Elections, Sheriff, Clerk of the Court, Tax Collector, and the Property Appraiser. The Alachua County Attorney also reports to the Board.

Contact Information

Markisha Boykin

Procurement Agent III

Email: mboykin@alachuacounty.us

Phone: [\(352\) 384-3092](tel:(352)384-3092)

Department:

Facilities Management

Timeline

Solicitation Release Date	January 10, 2024
Pre-Proposal Meeting (Mandatory)	January 19, 2024, 10:00am Alachua County Jail Mail Entrance (Starting Point) 3333 NE 39th Avenue Gainesville, FL 32609
Question Submission Deadline	February 4, 2024, 12:00am
Question Response Deadline	February 6, 2024, 3:00pm

EXECUTIVE SUMMARY

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<p>Solicitation Submission Deadline</p>	<p>February 14, 2024, 2:00pm</p>
<p>Solicitation Opening – Teams Meeting</p>	<p>February 14, 2024, 2:00pm The scheduled solicitation opening will occur via Teams Meeting; the information to join is provided below. Attendance (live viewing) of the bid opening is not required.</p> <p>Join Microsoft Teams meeting Join on your computer, mobile app or room device:</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTQyYzk5YzMtZDc4ZS00N2lxLTljMWUtMjAwNTQwN2NjNTNi%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%22c82ab8e7-6ee1-4cd5-9191-4aa322a1828f%22%7d</p> <p>Meeting ID: 259 625 692 241 Passcode: yX9G3Q Or call in (audio only) +1 469-998-7938,,366862554# United States, Dallas Phone Conference ID: 366 862 554#</p> <p>If you have a disability and need an accommodation in order to participate, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or Equal Opportunity Office at 352-374-5275 at least 7 business days prior to the event. If you are unable to notify the Office prior to the event, please inform an Alachua County employee that you need assistance. TDD/TTY users, please call 711 (Florida Relay Service)</p>

SOLICITATION STATUS HISTORY

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services

Date	Changed To	Changed By
Dec 14, 2023 2:47 PM	Draft	Markisha Boykin, NIGP-CPP, CPPB
Dec 20, 2023 4:27 PM	Review	Markisha Boykin, NIGP-CPP, CPPB
Jan 10, 2024 8:37 AM	Final	Markisha Boykin, NIGP-CPP, CPPB
Jan 10, 2024 8:37 AM	Post Pending	Markisha Boykin, NIGP-CPP, CPPB
Jan 10, 2024 9:00 AM	Open	OpenGov Bot
Feb 14, 2024 2:00 PM	Pending	OpenGov Bot
Feb 15, 2024 11:09 AM	Evaluation	Markisha Boykin, NIGP-CPP, CPPB
Mar 8, 2024 6:16 AM	Award Pending	Mandy Mullins

SELECTED VENDOR

VENDOR RECOMMENDED BY THE EVALUATION PROCESS

Vendor	Location
ThermaServe Mechanical Inc.	Jacksonville, FL

PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
No Bid	Air Mechanical & Service Corp.	Andy Citek acitek@amsco-ac.com (813) 363-2162	Feb 14, 2024 1:49 PM
Submitted	MSI-Certified Air Contractors	Damon Thomas dmthomas@msifla.com	Feb 14, 2024 7:09 AM
No Bid	Network Craze	Michael Featherstone mfeatherstone@networkcraze.com	Jan 10, 2024 9:01 AM
Submitted	ThermaServe Mechanical Inc.	James Theologus jtheologus@thermaserve.com (904) 476-3340	Feb 13, 2024 5:36 PM
Disqualified	Siemens	Joshua Hammer josh.hammer@siemens.com	Feb 14, 2024 12:35 PM

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Air Mechanical & Service Corp.	MSI-Certified Air Contractors	Network Craze	ThermaServe Mechanical Inc.
Submittal Confirmation		Pass	No Response	Pass

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services

Question Title	Air Mechanical & Service Corp.	MSI-Certified Air Contractors	Network Craze	ThermaServe Mechanical Inc.
Mandatory Pre-Bid Attendance		Pass	No Response	Pass
Corporate Resolution		Pass	No Response	Pass
State Compliance		Pass	No Response	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request		Pass	No Response	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request		Pass	No Response	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	Pass	No Response	No Response
Option 1: Company is an Alachua County Certified Small Business Enterprise.		Pass	No Response	Pass
Option 2: I certify that our Company will perform ALL work and that no subcontractors will be utilized for this bid.		Pass	No Response	Pass
Option 3: SBE Participation.		Pass	No Response	Pass
Option 4: SBE Good Faith Effort.		Pass	No Response	Pass
Alachua County Government Minimum Wage (GMW)		Pass	No Response	Pass
DRUG FREE WORKPLACE		Pass	No Response	Pass
Vendor Eligibility		Pass	No Response	Pass

EXECUTIVE SUMMARY

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Question Title	Air Mechanical & Service Corp.	MSI-Certified Air Contractors	Network Craze	ThermaServe Mechanical Inc.
List all subcontractor's being utilized on this BID, (NON-SBE) IF no sub contractor are being utilized respond N/A		Pass	No Response	Pass
Responsible Agent		Pass	No Response	Pass
Number of years in this type of service?		Pass	No Response	Pass
Number of years licensed in Alachua County?		Pass	No Response	Pass
How many employees "ON THE JOB" each week?		Pass	No Response	Pass
Number of employees "ON CALL" each week?		Pass	No Response	Pass
Major Equipment		Pass	No Response	Pass
Do you currently hold any municipality contracts?		Pass	No Response	Pass
If you indicated yes to holding municipality contracts please list them below:		Pass	No Response	Pass
References		Pass	No Response	Pass
Are your employees screened by:		Pass	No Response	Pass
Cancelled or Termination		Pass	No Response	Pass
Cancellation and Termination		No Response	No Response	Pass
What constitutes your normal business days and working hours?		Pass	No Response	Pass

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services

Question Title	Air Mechanical & Service Corp.	MSI-Certified Air Contractors	Network Craze	ThermaServe Mechanical Inc.
Describe below, the Bidder's operational plan for providing the Services to Alachua County.		Pass	No Response	Pass
Conflict of Interest		Pass	No Response	Pass
Acknowledgement of Requirements		Pass	No Response	Pass

Question Title	Siemens (Disqualified)
Submittal Confirmation	Pass
Mandatory Pre-Bid Attendance	Fail
Corporate Resolution	Pass
State Compliance	
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response
Option 1: Company is an Alachua County Certified Small Business Enterprise.	Pass
Option 2: I certify that our Company will perform ALL work and that no subcontractors will be utilized for this bid.	Pass
Option 3: SBE Participation.	Pass
Option 4: SBE Good Faith Effort.	Pass
Alachua County Government Minimum Wage (GMW)	Pass
DRUG FREE WORKPLACE	Pass
Vendor Eligibility	Pass
List all subcontractor's being utilized on this BID, (NON-SBE) IF no sub contractor are being utilized respond N/A	Pass
Responsible Agent	Pass
Number of years in this type of service?	Pass
Number of years licensed in Alachua County?	Pass
How many employees "ON THE JOB" each week?	Pass

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

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Question Title	Siemens (Disqualified)
Number of employees "ON CALL" each week?	Pass
Major Equipment	Pass
Do you currently hold any municipality contracts?	Pass
If you indicated yes to holding municipality contracts please list them below:	Pass
References	Pass
Are your employees screened by:	Pass
Cancelled or Termination	Pass
Cancellation and Termination	Pass
What constitutes your normal business days and working hours?	Pass
Describe below, the Bidder's operational plan for providing the Services to Alachua County.	Pass
Conflict of Interest	Pass
Acknowledgement of Requirements	Pass

QUESTIONS AND ANSWERS

Approved, Unanswered Questions

Approved, Answers Provided

1. SOS, Maintenance Schedule

Jan 24, 2024 9:08 AM

Question: What is the planned program for the maintenance schedule? Is this plotted for Annual inspection (once a year) only? Or quarterly, monthly, bi-annual?

Jan 24, 2024 9:08 AM

Answered by Fred Johns: This will be an Annual inspection. (Once a Year)

Jan 26, 2024 7:47 AM

2. Health Center and Maintenance Admin

Jan 26, 2024 12:00 PM

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

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Question: Both of these buildings are missing from the pricing submittal page

Jan 26, 2024 12:00 PM

Answered by Markisha Boykin, NIGP-CPP, CPPB: Which building are you referring to as Maintenance Admin? Facilities? Health Department is on the pricing sheet at Community Support Services.

Jan 26, 2024 1:36 PM

3. Health Center and Maintenance Admin locations

Jan 26, 2024 1:41 PM

Question: Maint Admin - 602 SE 9th Pl Health Center - 224 SE 24th St, Gainesville, FL 32641

Jan 26, 2024 1:41 PM

Answered by Markisha Boykin, NIGP-CPP, CPPB: Please see the buildings names listed on the pricing form. Records Building - 602 SE 9th Pl Community Support Services - 224 SE 24th St, Gainesville, FL 32641

Jan 26, 2024 1:46 PM

ADDENDA & NOTICES

ADDENDA ISSUED:

Addendum #1

Jan 19, 2024 4:29 PM

Please use the [See What Changed](#) link to view all the changes made by this addendum.

- Bid form has been updated.

Addendum #2

Jan 25, 2024 10:48 AM

Please use the [See What Changed](#) link to view all the changes made by this addendum.

- Updated Instructions to Bidders section.

ADDENDA ACKNOWLEDGEMENTS:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
ThermaServe Mechanical Inc.	X	Jan 26, 2024 10:12 AM	Scott Royer
MSI-Certified Air Contractors	X	Jan 23, 2024 1:41 PM	Damon Thomas

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

Annual County Owned Chillers/Cooling Towers and Boilers Preventative Maintenance Services

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
ThermaServe Mechanical Inc.	X	Jan 26, 2024 10:12 AM	Scott Royer
MSI-Certified Air Contractors	X	Feb 12, 2024 12:22 PM	Damon Thomas

NOTICES ISSUED:

Notice #1

Jan 19, 2024 3:58 PM

Please find the attached document.

Attachments:

· [SIS ITB 24-55 Annual Chiller Cooling Tower Boiler Preventative Maintenance](#)

Notice #2

Jan 23, 2024 1:10 PM

Jail Evapco Cooling Tower

Attachments:

· [PXL 20240122 183321607](#)

Notice #3

Jan 23, 2024 1:28 PM

There is no previous Bid tabulation for this bid.

Notice #4

Mar 8, 2024 6:16 AM

RECOMMENDATION:

The Board to approve the bid award to ThermaServe Mechanical Inc., as the lowest, most responsive, and responsible Vendor.

The actual bid award is subject to the appropriate signature authority identified in the Procurement Code.

Attachments:

· [ITA 24-55-MB Annual County Owned Chillers Cooling Towers and Boilers](#)

EVALUATION

SELECTED VENDOR TOTALS

Vendor	Total
ThermaServe Mechanical Inc.	\$110,429.67
MSI-Certified Air Contractors	\$112,750.00

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

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ANNUAL – STARTER AND CONTROL PANEL

Water Cooled Chillers

Vendor	Total
ThermaServe Mechanical Inc.	\$4,376.52
MSI-Certified Air Contractors	\$6,000.00

ANNUAL - LUBRICATION SYSTEM

Water Cooled Chillers

Vendor	Total
ThermaServe Mechanical Inc.	\$2,918.12
MSI-Certified Air Contractors	\$12,000.00

ANNUAL - COMPRESSOR AND MOTOR

Water Cooled Chillers

Vendor	Total
ThermaServe Mechanical Inc.	\$4,376.52
MSI-Certified Air Contractors	\$6,000.00

ANNUAL - PURGE SYSTEM

Water Cooled Chillers

Vendor	Total
MSI-Certified Air Contractors	\$4,000.00
ThermaServe Mechanical Inc.	\$7,294.34

ANNUAL - GENERAL UNIT COMPONENTS

Water Cooled Chillers

EXECUTIVE SUMMARY

ITB No. ITB 24-55-MB

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Vendor	Total
MSI-Certified Air Contractors	\$6,000.00
ThermaServe Mechanical Inc.	\$35,843.72

ANNUAL OPERATIONAL INSPECTION

Water Cooled Chillers

Vendor	Total
ThermaServe Mechanical Inc.	\$2,918.12
MSI-Certified Air Contractors	\$9,600.00

ANNUAL CONTROLS – CHILLER PLANT

Water Cooled Chillers

Vendor	Total
MSI-Certified Air Contractors	\$3,000.00
ThermaServe Mechanical Inc.	\$3,701.26

ANNUAL OPERATIONAL PROCEDURES – CHILLER PLANT

Water Cooled Chillers

Vendor	Total
MSI-Certified Air Contractors	\$3,000.00
ThermaServe Mechanical Inc.	\$3,528.28

ANNUAL INSPECTION

Air Cooled Chillers

Vendor	Total
ThermaServe Mechanical Inc.	\$3,385.98
MSI-Certified Air Contractors	\$12,000.00

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ITB No. ITB 24-55-MB

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ANNUAL OPERATIONAL INSPECTION

Air Cooled Chillers

Vendor	Total
MSI-Certified Air Contractors	\$1,500.00
ThermaServe Mechanical Inc.	\$3,385.98

ANNUAL AUDIO/VISUAL INSPECTIONS - ALL SYSTEMS

Air Cooled Chillers

Vendor	Total
MSI-Certified Air Contractors	\$2,400.00
ThermaServe Mechanical Inc.	\$4,349.14

ANNUAL COOLING TOWERS INSPECTION

Vendor	Total
ThermaServe Mechanical Inc.	\$11,246.17
MSI-Certified Air Contractors	\$20,000.00

ANNUAL INSPECTION

Boilers

Vendor	Total
ThermaServe Mechanical Inc.	\$6,712.70
MSI-Certified Air Contractors	\$16,000.00

ANNUAL OPERATIONAL INSPECTION

Boilers

Vendor	Total
MSI-Certified Air Contractors	\$3,750.00

EXECUTIVE SUMMARY

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Vendor	Total
ThermaServe Mechanical Inc.	\$7,638.74

ANNUAL CLEANING

Boilers

Vendor	Total
MSI-Certified Air Contractors	\$7,500.00
ThermaServe Mechanical Inc.	\$8,754.08