

Business Item 2021-285 SW:
Heating, Ventilation, Air Conditioning &
Sheetmetal Services at MCES Facilities,
Contract 21P273

John Tierney, Manager, Mechanical Maintenance

Environment Committee: October 26, 2021



Heating, Ventilation, Air Conditioning Maintenance Services

- Variability in staffing
- License and expertise
- Tools and equipment

Required License, Qualification & Proficiency of Technicians

- Efficiency in Resources
 - Work fluctuates seasonally
 - Increased reliability
 - Cost effective maintenance
- Contractor Capability
 - Cooling Tower/Chillers Tech
 - Building Automation Tech
 - Methane Gas Burner Tech
 - HVAC Creature Comfort Tech
 - FBR Gas Train Tech
 - Fuel Oil Fired Burner Tech
 - Sheetmetal Air Flow Calibration

Required License and Qualifications

- State of Minnesota High Pressure Pipefitting License
 - R Stamp for work on boilers, pressure vessels or other pressure retaining items
- City of St. Paul Certification of Competency
 - Steam and hot water
 - Gas fitter
 - Oil burner
 - Plumbing
- Contractors Provide Specialized Skill Sets
 - Factory training and authorized technicians
 - Gas fired units (natural gas, propane and methane)
 - Oil fired boilers
 - Industrial chiller units
 - Cooling towers

MCUB Goal

- No MCUB goal was set. Additional efforts to increase MCUB utilization in the future was explored.
- Information sharing session held by the Maintenance Business Unit, Procurement and the Office of Equal Opportunity to educate Metropolitan Council Underutilized Business (MCUB) contractors on these types of HVAC contracts to meet the level of service required.
- Non-industrial portions of the work split into a smaller contract.

Proposed Action

- That the Metropolitan Council authorize the Regional Administrator to award and execute contract 21P273 with UHL Company to provide Heating, Ventilation, & Air-Conditioning (HVAC) as needed services for MCES facilities in an amount not to exceed \$2,500,000. This is a same week request for approval due to the current contract extension terminating at the end of the month.

Questions

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