



Chiller and Boiler Maintenance Services

Executive Summary

Lead Agency: City of Tucson, AZ

RFP#: 226099

RFP Issued: August 11, 2022

Pre Proposal Date: August 18th, 2022

Response Due Date: September 13, 2022

Number of Responses: 6

Awarded to: Pueblo Mechanical and Controls

Procurement Agent: Olga Culp

Project Description:

The City of Tucson issued RFP #226099 on August 11, 2022, to establish a national cooperative contract for Chiller and Boiler Maintenance Services. The purpose of this contract is to ensure that chiller and boiler systems and associated equipment operate in an effective and efficient manner such that comfortable building environments are maintained, and that heating and cooling expenses are minimized. This contract will provide services for operating units within the City and includes their respective equipment inventories and specific requirements.

The solicitation included cooperative purchasing language in the Introduction and Special Terms and Conditions Sections:

National Contract This solicitation is a cooperative contract with Axia Coop LLC. The City of Tucson, as the Lead Procurement Agency, as defined in Attachment A, has partnered with Axia Coop LLC ("Axia Cooperative") to make the resultant contract (also known as the "Master Agreement" in materials distributed by Axia Cooperative) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through Axia Cooperative's cooperative purchasing program. The City of Tucson is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with Axia Cooperative as a Participating Public Agency in Axia Cooperative's cooperative purchasing program.

G.1. Cooperative Purchasing: Contractor will, when requested, provide goods and services at the same prices and under the same terms and conditions as set forth in this Contract to any public or nonprofit agency that is registered with Axia Cooperative or has a Cooperative Purchasing Agreement with the City or participates in the Strategic Alliance for Volume Expenditures (SAVE) cooperative. Each participating agency that orders goods or services under this Contract as provided above is solely responsible for paying Contractor for those goods and services. The City is not responsible for any disputes arising out of transactions made by others.

Notice of the solicitation was publicly posted on the City of Tucson's website and emailed to all registered vendors who have indicated that email is their preferred delivery method. The solicitation was also advertised in the following:

- City of Tucson, AZ website
- Axia Cooperative website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- Daily Journal of Commerce, OR
- Deseret News, UT
- Seattle Daily Journal of Commerce, WA
- The Herald-News, IL

On September 13th, 2022, proposals were received from the following offerors:

- 360 Degrees HVAC
- Centerline Mechanical
- Pueblo Mechanical and Controls
- Southwest Sales and Solutions
- Tolin Mechanical
- Veregy

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee elected to enter negotiations with **Pueblo Mechanical** and proceed to contract award upon successful completion of negotiations.

The City of Tucson, Axia Cooperative and **Pueblo Mechanical** successfully negotiated a contract, and the City of Tucson executed the agreement with a contract effective date of January 24th, 2023.

The contract includes:

Comprehensive Preventive Maintenance and Service Program for Chillers, Boilers and associated components including Monthly site visits; Quarterly PM, Annual PM, and all reporting requirements (i.e. written reports and monthly logs). The program includes preventative maintenance, operating inspections, on call repair service, contractor provided training, annual summer maintenance, and performance monitoring.

Term:

The term of the Contract shall commence upon award and shall remain in effect for a period of three (3) years, unless terminated, canceled or extended as otherwise provided. The City of Tucson shall have the right, at its sole option, to renew the Contract for two (2) additional one-year periods or portions thereof.

Pricing and Discount: Reference Pueblo Mechanical's pricing response:

<https://www.axiacoop.org/contracts/>

Axia Cooperative Landing Pages: <https://www.axiacoop.org/contracts/>