

BOARD OF EDUCATION OF HARFORD COUNTY

INFORMATIONAL REPORT

**DECISION ON CONTRACT AWARD FOR COMPREHENSIVE MECHANICAL
MAINTENANCE SERVICES**

OCTOBER 26, 2020

Background Information:

On behalf of the Facilities Department, the Purchasing Department is requesting approval to award a contract for Comprehensive Mechanical Maintenance Services to Johnson Controls, Inc., located at 60 Loveton Circle, Sparks, Maryland 21152.

The Comprehensive Mechanical Maintenance portion for the first year is \$204,063. The annual expenditure is expected to be approximately \$750,000 for the on-call portion. The contract will also be utilized on an as-needed basis. For any single purchase exceeding \$100,000, board approval will be requested.

Discussion:

This contract was established to “bundle” existing services with a qualified Mechanical Maintenance Service Provider to provide a comprehensive mechanical maintenance service program. Through a comprehensive program delivery model, one (1) Mechanical Maintenance Service Provider will be required to service various mechanical systems and components for all HCPS school and office buildings as tasked by the HCPS Facilities Department. Such tasks consist of performing six (6) monthly (April through September) on-site operational inspections on chillers, chiller tube and coil cleaning, maintenance on air compressors and refrigerated air driers, and annual boiler cleaning services. The maintenance of these systems include: instrument and sensor calibrations, motor and start voltage checks and adjustments, fluid changes, leak testing, oil, refrigerant and glycol analysis, as well as cleaning on various mechanical equipment, which is based on an established first year rate of \$204,063.

The on-call contract is to address a broad spectrum of mechanical equipment services including the following: installation, repair, and updates, as well as emergency requirements, which are based on hourly labor rates.

The contracting vehicle for this procurement is Harford County Public School’s RFP #21-JH-003, Comprehensive Mechanical Maintenance Services.

The funding source for these services is the Facilities Operating budget.

Superintendent’s Recommendation:

The Superintendent of Schools recommends that the Board of Education approve the award of a contract to Johnson Controls, Inc., in the amount of \$204,063.

This contract is effective on or about November 1, 2020 through October 31, 2022, with two-year renewals available for up to two (2) additional years.