



## Legislation Text

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**File #:** 20-2061, **Version:** 1

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**STRATEGIC PRIORITY:** Government Performance and Financial Management  
**AGENDA DATE:** November 11, 2020  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Procurement Services  
**EXECUTIVE:** Elizabeth Reich

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### **SUBJECT**

Authorize a five-year service price agreement for inspection, maintenance, parts, and repair for the central utility plant for the Aviation Department - RushCo Energy Specialist, Inc., lowest responsible bidder of two - Estimated amount of \$2,505,289.80 - Financing: Aviation Fund

### **BACKGROUND**

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide for inspection, maintenance, parts, and repair of all equipment in the central utility plant located at Dallas Love Field and if applicable, any heating, ventilation, and air conditioning (HVAC) support equipment at a facility located within the borders of Dallas Love Field property. The central utility plant mechanical boiler and chiller systems provide a hot and chilled water supply for the Dallas Love Field HVAC equipment. The specialized equipment in the central utility plant is maintained and repaired through this agreement as needed to avoid service failures. This agreement is a critical part to maintain conditioned filtered air, supporting public safety and airport service.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors. Additionally, in an effort to secure more competition, the Office of Economic Development Business Workforce and Inclusion Division sent notifications to chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$11.71; the selected vendor meets this requirement.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 14, 2015, City Council authorized a five-year service contract for preventative maintenance, parts and repair for the central utility plant at Love Field airport with Trane U.S., Inc. by Resolution No. 15-1860.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Aviation Fund	\$501,057.96	\$501,057.96	\$1,503,173.88

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$2,505,289.80	Other Services	23.80%	23.80%	\$596,258.97
• This contract meets the M/WBE goal.				
• RushCo Energy Specialist, Inc. - Non-Local; Workforce - 0.00% - Local				

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"><li>• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements</li><li>• Negotiations are not allowed</li></ul>
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The Office of Procurement Services received the following bids from solicitation number BI20-00014159. We opened them on August 21, 2020. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*RushCo Energy Specialist, Inc.	10865 Tube Dr. Hurst, TX 76053	\$2,505,289.80
Trane USA, Inc.	1617 Hutton Dr. Carrollton, TX 75006	\$4,415,376.00

**OWNER**

**RushCo Energy Specialist, Inc.**

Anne Rusher, President