



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

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Status: ATS Review

In Control: City Council

File Type: Authorization

Agenda Number: F.

WARD: City-wide

COMMITTEE: Public Works

\$ IMPACT: Three year contract total for preventative maintenance and repair is \$481,936.00 (Year 1-\$156,984, Year 2-\$162,476, Year 3-\$162,476). Hourly rates and parts and materials billed separately.

Agenda Title:

Approval of a contract with MaxAir Mechanical, 814 Livingston Court, Marietta, GA 30067, for HVAC preventative maintenance and repair for city buildings for a three year term, with an option to renew annually and authorize the Mayor to execute all related documents.

ISSUE: Smyrna entered into a contract with Johnson Controls in 2004 for HVAC preventative maintenance and repair. Since that time, several additional building have been added so the City now has 5 PSA (planned service renewal) agreements with Johnson Controls. Several of these have a June 30 expiration date.

BACKGROUND: The City of Smyrna has contracted with Johnson Controls since 2004 for HVAC preventive maintenance and repair for city buildings. For FY2020 we opted to research other contracts and vendors. During our research, we found that MaxAir Mechanical is the contracted vendor for Cobb County Government and they are a participating vendor on NCPA (National Cooperative Purchasing Alliance). We requested proposals from Johnson Controls (Sourcewell cooperative) and MaxAir Mechanical (NCPA cooperative). Please see attached recommendation letter from the Purchasing Manager for details on annual pricing, hourly labor rates, and markup on materials and parts.

RECOMMENDATION/REQUESTED ACTION: It is the recommendation of Public Works and Purchasing to award this contract to MaxAir Mechanical (Midwest Mechanical).