



**City of Rochester Hills  
AGENDA SUMMARY  
FINANCIAL ITEMS**

**1000 Rochester Hills Dr.  
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**Legislative File No:** 2007-0449

**TO:** Mayor and City Council Members  
**FROM:** Roger Rousse, Director of Public Service, 841.2497  
**DATE:** July 18, 2007  
**SUBJECT:** Heating and Air/Conditioning Maintenance Services

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**REQUEST:**

City Council is requested to authorize the amendment of an existing Blanket Purchase Order to Johnson Controls, Inc., for the purchase of heating and air conditioning maintenance services for City Hall, Fire Station #1, DPS Garage and the Oakland County Sheriff's Office Sub-station, by the increased amount of Fifteen Thousand (\$15,000) Dollars, for a new total amount not-to-exceed One Hundred Thousand Five Hundred (\$100,500) Dollars through April 10, 2008.

**REASON FOR PURCHASE:**

The City of Rochester Hills solicited proposals from professional heating/air conditioning (HVAC) contracting companies to perform routine and on-call maintenance and repair services at City Hall, Fire Station #1, DPS Garage and the Oakland County Sheriff's Office Substation; Johnson Controls, Inc. was awarded the contract. Johnson Controls, Inc. performs various heating and air conditioning maintenance, repair and new installation service work; seasonal inspections of heating and AC equipment to insure proper operation; and other related work, as requested by the City, that requires the expertise of a licensed professional heating and cooling contractor.

During the term of the Blanket Purchase Order, funds are being depleted due to unanticipated repair projects including the loss of air conditioning at Fire Station #1 requiring the replacement of the A/C condenser; the loss of A/C at the DPS Garage requiring the replacement of the A/C condenser; continued leaks in the coolant lines of the Liebert system at City Hall which keeps equipment in the computer and telephone rooms within operating specifications.

Additionally, the loss of electrical power at City Hall, Station #1 and the Oakland County Sheriff's Office Substation (OCSO) on June 14, 2007, required the services of Johnson Controls:

1. The replacement of the drive control units, which control the operation of fan motors that properly distribute the air throughout City Hall on air handlers #1 & #2.
2. Replacement of fuses on the A/C unit at Fire Station #1 and OCSO.

Additional funds are needed to maintain the HVAC equipment in proper operating condition.

**PROCESS:**

**Vendor Name and Address:**

Johnson Controls, Inc.  
2875 High Meadow Circle  
Auburn Hills, MI 48326

**Reason for Selection:**

Best value and lowest cost.

**Method of Purchase:**

Blanket Purchase Order/Contract

**BUDGET:**

Funding for HVAC Maintenance Services will be taken from the Facilities Division for multiple years. A Budget Amendment may become necessary, depending upon the severity of unanticipated repairs.

Note: The existing blanket purchase term is 24-months over three (3) fiscal years (April 2006 through April 2008)

<b>Fund Name</b>	<b>Department Account No</b>	<b>Account No. Description</b>	<b>Budget Amount</b>	<b>Cost</b>	<b>Remaining Budget</b>
631 - Facilities Fund	929000	Maintenance Equipment	\$69,140	\$50,250	\$18,890

**RECOMMENDATION:**

It is recommended that the Rochester Hills City Council authorize the increase of blanket purchase order for HVAC Maintenance to Johnson Controls, Inc., Auburn Hills, Michigan, in the amount of Fifteen Thousand (\$15,000) Dollars for a new total amount not-to-exceed of \$100,500.

**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Budget Content: Finance Director</b>		
<b>Purchasing Process: Supervisor of Procurement</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		