



Memorandum

DATE: May 24, 2021
TO: City Council
THROUGH: City Manager Judie Zimomra
FROM: Recreation Director Trish Phillips
RE: Replacement of Sanibel Recreation Center Heating, Ventilation and Air Conditioning Chillers (HVAC)

Recommendation: Award contract for replacement of Sanibel Recreation Center Chillers (HVAC) to Johnson Controls Inc. in the amount of \$248,150.00 and authorize the City Manager to execute the contract. This does not increase the FY-2021 budget.

Sanibel Recreation Center air conditioning system is the original system installed in 2007 and was scheduled for replacement in 2017. The existing system is currently four years beyond the desired replacement cycle. An engineering evaluation was performed on the existing HVAC system and the report concluded the system was in low average to poor condition due to evaporator coil conditions, unit support steel rusting out, and age. The report recommended replacement of the two (2) exterior air-cooled chillers which cool the building at least 9 months out of the year. Additionally, the existing systems utilize R-22 refrigerant which is being phased out by the EPA as an environmental issue, and replacement units will upgrade to the more environmentally responsible, and less costly, R410-A refrigerant. The current manufacturer's recommendations state replacements should be every 5-7 years in sea air climates, unless treated or warranted.

An Advertisement for Bids for the project appeared in the April 19, 2021 Edition of the Fort Myers News-Press.

In response to the ad, six (6) contractors submitted a bid for the project. The bids were opened and read aloud on May 20, 2021 in the presence of Scott Krawczuk and Josh Holler, both from the City. The low bid was submitted by Johnson Controls Inc. in the amount of \$248,150 for the Base Bid.

Staff recommends that Council award the Sanibel Recreation Center Heating, Ventilation and Air Conditioning Chillers (HVAC) Replacement Project to Johnson Controls Inc. in the amount of \$248,150.00 and authorize the City Manager to execute the contract (copy attached). The adopted fiscal year 2021 budget includes \$137,000 in funding for this project. The remaining \$111,150 in funding is available to be appropriated from the ending fund balance in the Recreation Center Sinking Fund.

cc: Finance Director Steve Chaipel
City Attorney John Agnew