

PHARR-SAN JUAN-ALAMO I.S.D.
INSPECTIONS, MAINTENANCE AND REPAIR OF CENTRIFUGAL CHILLERS, SCROLL,
RECIPROCATING COMPRESSOR, SCREW COMPRESSORS AND PACKAGE CHILLERS
DISTRICT-WIDE # 17-18-076
BID OPENED: AUGUST 27, 2018 @ 2:30 P.M.

I. CENTRIFUGAL CHILLERS:

Item #1a: Trane, Model # CVHE-500 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 2,050.00	\$ 4,100.00	
Johnsons Controls Inc.	\$ 1,185.00	\$ 2,370.00	LOW BID
Pro Tech Mechanical	\$ 1,607.21	\$ 3,214.42	

Item # 1b (1) : Carrier, Model # 02XR382CP564 Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 1,300.00	
Johnsons Controls Inc.	\$ 1,185.00	\$ 1,185.00	LOW BID
Pro Tech Mechanical	\$ 2,009.74	\$ 2,009.74	

Item # 1b (2): Trane, Model # CVHF485 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 2,050.00	\$ 4,100.00	
Johnsons Controls Inc.	\$ 1,185.00	\$ 2,370.00	LOW BID
Pro Tech Mechanical	\$ 1,665.41	\$ 3,330.82	

Item # 1c: McQuay, Model # C3612CPYY2-D Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 2,050.00	\$ 6,150.00	
Johnsons Controls Inc.	\$ 1,185.00	\$ 3,555.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 834.11	\$ 2,502.33	SEE JUSTIFICATION

*Johnsons Controls Inc. is overall lowest bidder.

Item # 1d: Trane, Model # CHVE-450 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 2,050.00	\$ 4,100.00	
Johnsons Controls Inc.	\$ 1,185.00	\$ 2,370.00	LOW BID
Pro Tech Mechanical	\$ 1,607.21	\$ 3,214.42	

II. SCOLL COMPRESSORS:

Item # 2a: Carrier, Model # 30RBA12059B06-83 Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,171.93	\$ 1,171.93	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 2b: McQuay, Model # AGZ160CHSNN-ER10 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 870.00	\$ 1,740.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,020.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 2,996.82	

Item # 2c: York, Model # CGAM-130F2A02ZX02A1A1A10XXA1C Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 869.59	\$ 2,608.77	

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Item # 2d: McQuay, Model # AGZ160CHSNN-ER10

Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 870.00	\$ 1,740.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,020.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 2,996.82	

Item # 2e: York, Model #YLAA0156HE46XCASDTXHXX

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,072.83	\$ 3,218.49	

Item # 2f: McQuay, Model # AGZ140DHSUG-ER10

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 4,495.23	

Item # 2g: York, Model # YLAA0141HE46CASDTXHXX

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,072.83	\$ 3,218.49	

Item # 2h (1) : McQuay, Model # AGZ180DHSV3

Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,498.41	\$ 1,498.41	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 2h (2) : McQuay, Model # AGZ100CHSNN-ER10

Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 870.00	\$ 1,740.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,020.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 2,996.82	

Item # 2h (3) : McQuay, Model # AGZ190DHSV3-ER10

Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,498.41	\$ 1,498.41	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 2i : McQuay, Model # AGZ190DHHNN-ER10

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 4,495.23	

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Item # 2j : York, Model #YLAA136SE46FBBXTHXXBZLXC Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,072.83	\$ 3,218.49	

Item # 2k: Daikin, Model # AGZU190DHSNN-ER10 Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 4,495.23	

Item # 2l: Daikin, Model # AGZU190DHSNN-ER10 Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 4,495.23	

Item # 2m: Daikin, Model # AGZ160DHSNN-ER10 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 870.00	\$ 1,740.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,020.00	LOW BID
Pro Tech Mechanical	\$ 1,498.41	\$ 2,996.82	

III. RECIPROCATING COMPRESSOR:

Item # 3a (1) : Carrier, Model # 30GT-030-500 Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,008.31	\$ 1,008.31	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 3a (2): Daiken, Model # AGZ120EDSEPNN00 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 870.00	\$ 1,740.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,020.00	LOW BID
Pro Tech Mechanical	\$ 921.31	\$ 1,842.62	

Item # 3b (1) : Carrier, Model # U03D09655 Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,092.41	\$ 1,092.41	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 3b (2) : Daiken, Model # AGZ120EDSEPNN00 Quantity: 2 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 870.00	\$ 1,740.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,020.00	LOW BID
Pro Tech Mechanical	\$ 921.31	\$ 1,842.62	

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IV. CHILLER, AIR COOLED SCREW:

Item # 4a: Trane, Model # RTAA0804YM01B3D0AFNR Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,704.89	\$ 1,704.89	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 4b: Trane, Model # RTAA125AYNO1A300B Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,704.89	\$ 1,704.89	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 4c (1): Carrier, Model # 30GXR125-FK661XQ Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 2,009.74	\$ 2,009.74	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 4c(2): York, Model # YLAA0136SE46XFBSDT Quantity: 1 Chiller

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 495.00	\$ 495.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 510.00	\$ 510.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 1,293.44	\$ 1,293.44	

*Johnsons Controls Inc. is overall lowest bidder.

Item # 4d: Daikin, Model # AWS400DCPEVNN-ER10 Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 2,023.31	\$ 6,069.93	

Item # 4e: Daikin, Model # AWS450BTHEVNN-ER-10 Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 2,617.81	\$ 7,853.43	

Item # 4f: York, Model # YC1V0227EA Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,293.44	\$ 3,880.32	

Item # 4g: York, Model # YC1V0227EA46VABBXT Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,293.44	\$ 3,880.32	

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Item # 4h: Trane, Model # RTAC2254UVOHUAFNL4TX1DDB

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,757.81	\$ 5,273.43	

Item # 4i: McQuay, Model # AWS410BDHEVNN-ER10

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 2,023.31	\$ 6,069.93	

Item # 4j: York, Model # YVAA0233BEF46BAVB

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 1,293.44	\$ 3,880.32	

Item # 4k: Daikin, Model # AWS390CDHEVNN

Quantity: 3 Chillers

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 1,300.00	\$ 3,900.00	
Johnsons Controls Inc.	\$ 510.00	\$ 1,530.00	LOW BID
Pro Tech Mechanical	\$ 2,023.31	\$ 6,069.93	

V. HOURLY RATES, SERVICE CALLS AND PARTS:

Item 5a: Hourly Labor Charge-Straight Time

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 65.00	\$ 65.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 72.00	\$ 72.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 76.00	\$ 76.00	

*Johnsons Controls Inc. is overall lowest bidder.

Item 5b: Hourly Labor Charge-Overtime/Weekends & Holidays

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 90.00	\$ 90.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 104.00	\$ 104.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 114.00	\$ 114.00	

*Johnsons Controls Inc. is overall lowest bidder.

Item 5c: Hourly Labor Charge-Extra Man Straight Tme

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 55.00	\$ 55.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 68.00	\$ 68.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 65.00	\$ 65.00	SEE JUSTIFICATION

*Johnsons Controls Inc. is overall lowest bidder.

Item 5d: Hourly Labor Charge-Extra Man Overtime/Weekends & Holidays

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 80.00	\$ 80.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$94 After 5pm /\$95 Wkds & Holidays	\$94 After 5pm /\$95 Wkds & Holidays	LOW BID JUSTIFIED
Pro Tech Mechanical	\$ 97.50	\$ 97.50	

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Item 5e: Service Calls Charge

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 20.00	\$ 20.00	SEE JUSTIFICATION
Johnsons Controls Inc.	\$ 24.00	\$ 24.00	LOW BID JUSTIFIED
Pro Tech Mechanical	\$76/hr 2 hr minimum	\$76/hr 2 hr minimum	

*Johnsons Controls Inc. is overall lowest bidder.

Item 5f (a): Parts/Current Mfg. Jobber Price

Vendors	Unit Price	Extension Price	Description
Gama Property Management	NB	NB	
Johnsons Controls Inc.	NB	NB	
Pro Tech Mechanical	NB	NB	

Item 5f (b): Parts/Current Mfg. Jobber Price Less

Vendors	Unit Price	Extension Price	Description
Gama Property Management	NB	NB	
Johnsons Controls Inc.	NB	NB	
Pro Tech Mechanical	NB	NB	

Item 5f (c): Parts/Shelf Price (Discount % or 0%)

Vendors	Unit Price	Extension Price	Description
Gama Property Management	3%	3%	SEE JUSTIFICATION
Johnsons Controls Inc.	NB	NB	
Pro Tech Mechanical	NB	NB	

*Johnsons Controls Inc. is overall lowest bidder.

Item 5f (d):Catalog Price Discount (%)

Vendors	Unit Price	Extension Price	Description
Gama Property Management	3%	3%	SEE JUSTIFICATION
Johnsons Controls Inc.	NB	NB	
Pro Tech Mechanical	NB	NB	

*Johnsons Controls Inc. is overall lowest bidder.

Item 5f (e):Cost Plus (%)

Vendors	Unit Price	Extension Price	Description
Gama Property Management	15%	15%	TIE
Johnsons Controls Inc.	15%	15%	TIE / AWARDED
Pro Tech Mechanical	Plus 15%	Plus 15%	

Item 5f (f): No Bid:

Vendors	Unit Price	Extension Price	Description
Gama Property Management	NB	NB	
Johnsons Controls Inc.	NB	NB	
Pro Tech Mechanical	NB	NB	

Grand Totals:

Vendors	Unit Price	Extension Price	Description
Gama Property Management	\$ 97,045.00	\$ 97,045.00	
Johnsons Controls Inc.	\$ 47,040.00	\$ 47,040.00	LOW BID
Pro Tech Mechanical	\$ 116,149.45	\$ 116,149.45	

DEVIATIONS:

Gama Property Management:

Vibration Analysis are not included as part of the maintenance services. Refrigerant leak inspections will be performed with pressurized equipment (nitrogen or a pressure pack cost is not included). Chiller tube inspection will consist of visual observation of one (1) head only. Coil cleaning may be required but not recommended due to the age and condition.

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Johnson Controls, Inc.: No Deviations.

Pro Tech Mechanical-Valley, LLC. Pro Tech is making 2 recommendations to the bid scope work:
 1) Change oil filters based on pressure drop across the filter. Pro Tech will change all oil filters if so directed. 2) Do not use chemical cleaner on air cooled coils. Use only fresh water for wash and rinse. Use Chemical on air cooled coils only as a last resort. Chemical cleaning degrades the air cooled coil fins.

Recommendation: That the Board of Education award Inspections, Maintenance and Repair of Centrifugal Chillers, Scroll Compressor and Reciprocating Compressor, Screw Compressors and Package Chiller District-Wide Bid # 17-18-076 to the lowest bidder as indicated below:

<u>ITEMS:</u>	<u>BIDDER(S):</u>	<u>TOTAL(S):</u>	
1a through 5f	Johnsons Controls Inc.	\$	47,040.00
	Total:	\$	47,040.00

 Emily Garza, Director of Purchasing

 Larry Doeppenschmidt, Director of Purchasing

Charged Budgeted Account Numbers: 199-51-935-9990MO-6299-00

Fifty-four (54) Vendors were mailed letters of invitation to download bid specifications
 Twenty-two (22) Vendors downloaded bid specifications
 Three (3) Vendors submitted bid
 Zero (0) NO BID
 Zero (0) Non-responsive / Non-conforming