



**HVAC Services  
CMS Mechanical Services, Inc.  
Facilities Management - 8982**

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**File ID – 26-0348**



# HVAC Services

- The Facilities Management Department requires a qualified commercial HVAC contractor to provide comprehensive maintenance, repair, and replacement services for its municipal HVAC systems, supporting more than 200 facilities totaling approximately 1.5 million square feet.
- The City operates a wide range of HVAC equipment, from 1.5-ton split systems to 180-ton chiller systems, requiring expertise across diverse system types.
- HVAC systems are vital for protecting millions of dollars in City assets, including sensitive IT servers, communications equipment, and administrative records, all of which require climate control to prevent heat or humidity damage.
- This contract includes planned Capital Replacement Projects.
- The City will only pay for services rendered and is not obligated to pay the full contract amount unless needed.



# Contract Estimate

## Contract Estimate by Year

Category	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total
Service/Repairs	\$ 403,000	\$ 415,090	\$ 427,543	\$ 440,369	\$ 453,580	\$ 2,139,582
Capital Replacements	\$ 1,225,000	\$ 1,261,750	\$ 1,299,603	\$ 1,338,591	\$ 1,378,748	\$ 6,503,691
<b>Sub Total</b>	<b>\$1,628,000</b>	<b>\$ 1,676,840</b>	<b>\$ 1,727,145</b>	<b>\$ 1,778,960</b>	<b>\$1,832,328</b>	<b>\$ 8,643,273</b>
Contingency 5%	\$ 81,400	\$ 83,842	\$ 86,357	\$ 88,948	\$ 91,616	\$ 432,164
<b>Total</b>	<b>\$1,709,400</b>	<b>\$1,760,682</b>	<b>\$ 1,813,502</b>	<b>\$ 1,867,908</b>	<b>\$1,923,945</b>	<b>\$9,075,437</b>

## Contract Estimate by Fund

Fund	Repair Services	Asset Replacements
General Fund	70%	50%
Enterprise Funds (DME, SW, Water, Airport)	30%	50%

## Capital Replacement Example



City Hall: Trane 180-ton Chiller Replacement Project Price \$1,100,000

The charts highlight the estimated annual costs for HVAC service, repairs, and equipment replacement; the projected schedule for acquiring and installing new HVAC units based on system additions and lifecycle-driven replacements; and the utilization of available funding across HVAC equipment purchases and service activities. All components will be reviewed and approved through the City's collaborative budgeting process.

# Recommendation

Staff recommends approval of a one-year contract with four additional one-year extensions, for a total potential term of five years, not to exceed \$9,075,437, with CMS Mechanical Services, Inc.



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# Questions?

