

Price Analysis

Solicitation No.: BLD2125052B1

Solicitation Title: HVAC Chillers and Cooling Towers Preventative Maintenance, Repairs and Rental Services

Using Agency: Facilities Management Division

Date Bid Posted: September 30, 2022

Date Bid Opened: November 9, 2022

Bid Submittals: 3

Declinations: 1



Abbreviations:

UOM= Unit of Measure

AWD= Recommended for Award

QTY= Quantity

LRB= Low Responsive Bidder

Line Item				Siemens Industry, Inc. BLD2125052B1		Current Contract No. BLD2119689B1 Effective 3/12/2020-3/11/2023				Previous Contract No. Z1406035B1 Effective 12/12/2016-03/11/2020				Johnson Controls, Inc. BLD2125052B1	
Item #	Description	QTY	UOM	Price	Total Price	Price	Adjusted Unit Price for CPI (17.69%)	% difference from LRB	Price	Adjusted Unit Price for CPI (29.28%)	% difference from LRB	Price	% difference from LRB		
BLD2125052B1-01-01	Carrier Chiller at Terminal 1 Serial No. 4216Q25463 Quarterly Maintenance	3	Quarter	\$ 433.00	\$ 1,299.00	\$ 266.00	\$ 313.06	38.31%	\$ 699.00	\$ 903.67	-52.08%	\$ 3,430.79	692.33%		
BLD2125052B1-01-02	Carrier Chiller at Terminal 1 Serial No. 4216Q25464 Quarterly Maintenance	3	Quarter	\$ 433.00	\$ 1,299.00	\$ 266.00	\$ 313.06	38.31%	\$ 699.00	\$ 903.67	-52.08%	\$ 3,430.79	692.33%		
BLD2125052B1-01-03	Carrier Chiller at Terminal 1 Serial No. 4216Q25462 Quarterly Maintenance	3	Quarter	\$ 433.00	\$ 1,299.00	\$ 266.00	\$ 313.06	38.31%	\$ 699.00	\$ 903.67	-52.08%	\$ 3,430.79	692.33%		
BLD2125052B1-01-04	Carrier Chiller at Terminal 1 Serial No. 0310Q19520 Quarterly Maintenance	3	Quarter	\$ 433.00	\$ 1,299.00	\$ 266.00	\$ 313.06	38.31%	\$ 699.00	\$ 903.67	-52.08%	\$ 3,430.79	692.33%		
BLD2125052B1-01-05	Carrier Chiller at Terminal 3 Serial No. 0719Q27374 Quarterly Maintenance	3	Quarter	\$ 505.00	\$ 1,515.00	\$ 266.00	\$ 313.06	61.31%	\$ 699.00	\$ 903.67	-44.12%	\$ 3,662.58	625.26%		
BLD2125052B1-01-06	Carrier Chiller at Terminal 3 Serial No. 0719Q27375 Quarterly Maintenance	3	Quarter	\$ 505.00	\$ 1,515.00	\$ 266.00	\$ 313.06	61.31%	N/A			\$ 3,662.58	625.26%		
BLD2125052B1-01-07	Carrier Chiller at Terminal 4 Serial No. 0719Q27376 Quarterly Maintenance	3	Quarter	\$ 505.00	\$ 1,515.00	\$ 266.00	\$ 313.06	61.31%	N/A			\$ 3,662.58	625.26%		
BLD2125052B1-01-08	Carrier Chiller at Terminal 4 Serial No. 4908Q18556 Quarterly Maintenance	3	Quarter	\$ 361.00	\$ 1,083.00	\$ 266.00	\$ 313.06	15.32%	\$ 699.00	\$ 903.67	-60.05%	\$ 3,661.61	914.30%		
BLD2125052B1-01-09	Carrier Chiller at Terminal 4 Serial No. 5008Q18555 Quarterly Maintenance	3	Quarter	\$ 361.00	\$ 1,083.00	\$ 266.00	\$ 313.06	15.32%	\$ 699.00	\$ 903.67	-60.05%	\$ 3,661.61	914.30%		
BLD2125052B1-01-10	York Chiller at Terminal 4 Serial No. 1WR-008 Quarterly Maintenance	3	Quarter	\$ 361.00	\$ 1,083.00	\$ 266.00	\$ 313.06	15.32%	\$ 722.00	\$ 933.40	-61.32%	\$ 3,205.31	787.90%		
BLD2125052B1-01-11	York Chiller at Terminal 4 Serial No. 1WR-009 Quarterly Maintenance	3	Quarter	\$ 361.00	\$ 1,083.00	\$ 266.00	\$ 313.06	15.32%	\$ 722.00	\$ 933.40	-61.32%	\$ 3,205.31	787.90%		
BLD2125052B1-01-12	York Chiller at Terminal 4 Serial No. 1WR-010 Quarterly Maintenance	3	Quarter	\$ 361.00	\$ 1,083.00	\$ 266.00	\$ 313.06	15.32%	\$ 722.00	\$ 933.40	-61.32%	\$ 3,205.31	787.90%		
BLD2125052B1-01-13	Evapco Cooling Tower - 3 Cells at Terminal 1 Quarterly Maintenance	3	Quarter	\$ 1,082.00	\$ 3,246.00	\$ 355.00	\$ 417.80	158.98%	N/A			\$ 2,011.44	85.90%		
BLD2125052B1-01-14	Evapco Cooling Tower - 6 Cells at Terminal 3 Quarterly Maintenance	3	Quarter	\$ 2,164.00	\$ 6,492.00	\$ 710.00	\$ 835.60	158.98%	N/A			\$ 2,676.64	23.69%		
BLD2125052B1-01-15	Evapco Cooling Tower - 3 Cells at Terminal 4 G Concourse Quarterly Maintenance	3	Quarter	\$ 1,082.00	\$ 3,246.00	\$ 355.00	\$ 417.80	158.98%	N/A			\$ 1,075.21	-0.63%		
BLD2125052B1-01-16	Evapco Cooling Tower - 2 Cells at Terminal 4 Quarterly Maintenance	3	Quarter	\$ 722.00	\$ 2,166.00	\$ 237.00	\$ 278.93	158.85%	N/A			\$ 2,149.32	197.69%		
BLD2125052B1-01-17	BAC Cooling Tower - 2 Cells at RCC Quarterly Maintenance	3	Quarter	\$ 722.00	\$ 2,166.00	\$ 237.00	\$ 278.93	158.85%	N/A			\$ 1,192.80	65.21%		
BLD2125052B1-01-18	Carrier Chiller at Terminal 1 Serial No. 4216Q25463 Annual Inspections	1	Year	\$ 3,308.00	\$ 3,308.00	\$ 1,974.00	\$ 2,323.20	42.39%	N/A			\$ 6,861.58	107.47%		
BLD2125052B1-01-19	Carrier Chiller at Terminal 1 Serial No. 4216Q25464 Annual Inspections	1	Year	\$ 3,308.00	\$ 3,308.00	\$ 1,974.00	\$ 2,323.20	42.39%	N/A			\$ 6,861.58	107.47%		
BLD2125052B1-01-20	Carrier Chiller at Terminal 1 Serial No. 4216Q25462 Annual Inspections	1	Year	\$ 3,308.00	\$ 3,308.00	\$ 1,974.00	\$ 2,323.20	42.39%	N/A			\$ 6,861.58	107.47%		
BLD2125052B1-01-21	Carrier Chiller at Terminal 1 Serial No. 0310Q19520 Annual Inspections	1	Year	\$ 3,308.00	\$ 3,308.00	\$ 1,974.00	\$ 2,323.20	42.39%	N/A			\$ 6,861.58	107.47%		
BLD2125052B1-01-22	Carrier Chiller at Terminal 3 Serial No. 0719Q27374 Annual Inspections	1	Year	\$ 4,320.00	\$ 4,320.00	\$ 1,974.00	\$ 2,323.20	85.95%	N/A			\$ 7,325.17	69.56%		
BLD2125052B1-01-23	Carrier Chiller at Terminal 3 Serial No. 0719Q27375 Annual Inspections	1	Year	\$ 4,320.00	\$ 4,320.00	\$ 1,974.00	\$ 2,323.20	85.95%	N/A			\$ 7,325.17	69.56%		
BLD2125052B1-01-24	Carrier Chiller at Terminal 3 Serial No. 0719Q27376 Annual Inspections	1	Year	\$ 4,320.00	\$ 4,320.00	\$ 1,974.00	\$ 2,323.20	85.95%	N/A			\$ 7,325.17	69.56%		
BLD2125052B1-01-25	Carrier Chiller at Terminal 4 Serial No. 4908Q18556 Annual Inspections	1	Year	\$ 5,635.00	\$ 5,635.00	\$ 1,974.00	\$ 2,323.20	142.55%	N/A			\$ 7,323.22	29.96%		
BLD2125052B1-01-26	Carrier Chiller at Terminal 4 Serial No. 5008Q18555 Annual Inspections	1	Year	\$ 5,635.00	\$ 5,635.00	\$ 1,974.00	\$ 2,323.20	142.55%	N/A			\$ 7,323.22	29.96%		
BLD2125052B1-01-27	York Chiller at Terminal 4 Serial No. 1WR-008 Annual Inspections	1	Year	\$ 4,320.00	\$ 4,320.00	\$ 2,058.00	\$ 2,422.06	78.36%	N/A			\$ 6,410.63	48.39%		
BLD2125052B1-01-28	York Chiller at Terminal 4 Serial No. 1WR-009 Annual Inspections	1	Year	\$ 4,320.00	\$ 4,320.00	\$ 2,058.00	\$ 2,422.06	78.36%	N/A			\$ 6,410.63	48.39%		
BLD2125052B1-01-29	York Chiller at Terminal 4 Serial No. 1WR-010 Annual Inspections	1	Year	\$ 4,320.00	\$ 4,320.00	\$ 2,058.00	\$ 2,422.06	78.36%	N/A			\$ 6,410.63	48.39%		
BLD2125052B1-01-30	Evapco Cooling Tower - 3 Cells at Terminal 1 Annual Inspections	1	Year	\$ 5,187.00	\$ 5,187.00	\$ 355.00	\$ 417.80	1141.50%	N/A			\$ 4,525.74	-12.75%		

Line Item				Siemens Industry, Inc. BLD212505281		Current Contract No. BLD211968981 Effective 3/12/2020-3/11/2023			Previous Contract No. Z140603581 Effective 12/12/2016-03/11/2020			Johnson Controls, Inc. BLD212505281	
Item #	Description	QTY	UOM	Price	Total Price	Price	Adjusted Unit Price for CPI (17.69%)	% difference from LRB	Price	Adjusted Unit Price for CPI (29.28%)	% difference from LRB	Price	% difference from LRB
BLD212505281-01-31	Evapco Cooling Tower - 6 Cells at Terminal 3 Annual Inspections	1	Year	\$ 19,137.00	\$ 19,137.00	\$ 710.00	\$ 835.60	2190.21%	N/A			\$ 6,022.43	-68.53%
BLD212505281-01-32	Evapco Cooling Tower - 3 Cells at Terminal 4 G Concourse Annual Inspections	1	Year	\$ 5,187.00	\$ 5,187.00	\$ 355.00	\$ 417.80	1141.50%	N/A			\$ 2,419.22	-53.36%
BLD212505281-01-33	Evapco Cooling Tower - 2 Cells at Terminal 4 Annual Inspections	1	Year	\$ 3,458.00	\$ 3,458.00	\$ 237.00	\$ 278.93	1139.76%	N/A			\$ 4,835.98	39.85%
BLD212505281-01-34	BAC Cooling Tower - 2 Cells at RCC Annual Inspections	1	Year	\$ 3,458.00	\$ 3,458.00	\$ 237.00	\$ 278.93	1139.76%	N/A			\$ 2,683.80	-22.39%
BLD212505281-01-35	Annual Cooling Tower Clean-down Terminal 1 - 3000 Ton Cooling Tower 3 Cells	1	Year	\$ 5,787.00	\$ 5,787.00	\$ 5,473.00	\$ 6,441.17	-10.16%	\$ 8,648.00	\$ 11,180.13	-48.24%	\$ 4,925.74	-21.79%
BLD212505281-01-36	Annual Cooling Tower Clean-down Terminal 3 - 6000 Ton Cooling Tower 6 Cells	1	Year	\$ 11,573.00	\$ 11,573.00	\$10,945.00	\$ 12,881.17	-10.16%	N/A			\$ 6,022.43	-47.96%
BLD212505281-01-37	Annual Cooling Tower Clean-down Terminal 4 G Con 3000 Ton Cooling Tower 3 Cells	1	Year	\$ 5,787.00	\$ 5,787.00	\$ 5,473.00	\$ 6,441.17	-10.16%	N/A			\$ 4,835.98	-16.43%
BLD212505281-01-38	Annual Cooling Tower Clean-down Terminal 4 - 2000 Ton Cooling Tower 2 Cells	1	Year	\$ 3,858.00	\$ 3,858.00	\$ 3,648.00	\$ 4,293.33	-10.14%	N/A			\$ 2,419.22	-37.29%
BLD212505281-01-39	Annual Cooling Tower Clean-down RCC - 1400 Ton Cooling Tower 2 Cells	1	Year	\$ 3,858.00	\$ 3,858.00	\$ 3,648.00	\$ 4,293.33	-10.14%	\$ 7,105.00	\$ 9,185.34	-58.00%	\$ 2,683.80	-30.44%
BLD212505281-01-40	Labor Rate for Mechanic during Business hours	270	Hour	\$ 150.00	\$ 40,500.00	\$ 110.00	\$ 129.46	15.87%	\$ 108.00	\$ 139.62	7.43%	\$ 176.00	17.33%
BLD212505281-01-41	Labor Rate for Mechanic during Non-Business Hours	240	Hour	\$ 225.00	\$ 54,000.00	\$ 165.00	\$ 194.19	15.87%	\$ 151.20	\$ 195.47	15.11%	\$ 264.00	17.33%
BLD212505281-01-42	Daily Rate Mechanical Labor Repair Services Business Hours	5	Day	\$ 1,200.00	\$ 6,000.00	\$ 760.00	\$ 894.44	34.16%	\$ 736.00	\$ 951.50	26.12%	\$ 1,408.00	17.33%
BLD212505281-01-43	Weekly Rate Mechanical Labor Repair Services Business Hours	8	Week	\$ 5,600.00	\$ 44,800.00	\$ 3,400.00	\$ 4,001.46	39.95%	\$ 3,080.00	\$ 3,981.82	40.64%	\$ 7,040.00	25.71%
BLD212505281-01-44	Eddy Current Testing for Four (4) Chillers in Terminal 1	1	Each	\$ 6,420.00	\$ 6,420.00	\$ 5,020.00	\$ 5,908.04	8.67%	\$ 5,307.00	\$ 6,860.89	-6.43%	\$ 8,066.67	25.65%
BLD212505281-01-45	Eddy Current Testing for Two (2) Chillers in Terminal 3	1	Each	\$ 6,420.00	\$ 6,420.00	\$ 3,347.00	\$ 3,939.08	62.98%	\$ 2,653.00	\$ 3,429.80	87.18%	\$ 9,150.00	42.52%
BLD212505281-01-46	Eddy Current Testing for Five (5) Chillers in Terminal 4	1	Each	\$ 6,420.00	\$ 6,420.00	\$ 6,276.00	\$ 7,386.22	-13.08%	\$ 6,632.50	\$ 8,574.50	-25.13%	\$ 10,133.33	57.84%
BLD212505281-01-47	500 ton air cooled chiller rental - weekly	6	Week	\$ 42,500.00	\$ 255,000.00	\$23,945.00	\$ 28,180.87	50.81%	N/A			\$ 28,030.22	-34.05%
BLD212505281-01-48	500 ton air cooled chiller rental - monthly	2	Month	\$ 93,300.00	\$ 186,600.00	\$67,765.00	\$ 79,752.63	16.99%	N/A			\$112,120.88	20.17%
BLD212505281-01-49	Interior Ductwork should be G-90 galvanized sheet metal 22 gauge lined	1000	Cubic Feet	\$ 62.00	\$ 62,000.00	\$ 25.33	\$ 29.81	107.98%	N/A			\$ 100.00	61.29%
BLD212505281-01-50	Exterior Ductwork should be stainless steel sheet ASTM A167 Class 303 or 304	1000	Cubic Feet	\$ 84.00	\$ 84,000.00	\$ 31.25	\$ 36.78	128.40%	N/A			\$ 100.00	19.05%
BLD212505281-01-51	Project Manager	100	Hour	\$ 165.00	\$ 16,500.00	N/A			N/A			\$ 178.00	7.88%
BLD212505281-01-52	Project Manager	100	Hour	\$ 248.00	\$ 24,800.00	N/A			N/A			\$ 178.00	-28.23%
BLD212505281-01-53	Design Assistant	50	Hour	\$ 143.00	\$ 7,150.00	N/A			N/A			\$ 178.00	24.48%
				*AWD									

Comments:

For the purpose of this price analysis and comparison, unit of prices of the low responsive, responsible bidder, Siemens Industry, Inc., were compared to the unit prices of current Contract No. BLD211968981, previous Contract No. Z140603581, and current solicitation response from Johnson Controls, Inc.

The CPI-U for Services in the Miami-Ft. Lauderdale area have increased by 17.69% in past 33 months since current prior contract prices offered in March 2020. The CPI-U for Services in the Miami-Ft. Lauderdale area have increased by 29.28% in past 72 months since prior contract prices offered in December 2016

Recommended bidder is \$176,698 (approximately 18.58%) greater than the low bidder that did not meet the solicitation's requirements. The last bidder is \$164,260 greater than the recommended bidder.

New or N/A represents the unit prices that were not applicable for comparison because the item was not included in the previous bid, the unit of measure was different, or the price was not specified in the bid.