

Bid2020-094 HVAC Maintenance & Repairs for Ice Arenas

- 3 bids received

CODE: 45-331 Parks & Recreations/Building Maintenance

MANNER OF AWARD: \$82,000.00
August 30, 2019 – August 29, 2020

RECOMMEND: American Refrigeration Company

NorthStar Refrigeration
95 Camelot Dr. Unit 1
Plymouth, MA 02360

American Refrigeration Company
149 River St.
Andover, MA 01810

Regan Heating & Air Conditioning
235 Georgia Ave.
Providence, RI 02905

Pricing as Follows

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BID RESULTS

A.	Repair Service	NorthStar	American	Regan
1	Preventative Maintenance & Emergency & Overtime Rates			
	Quarterly Rate (preventative)	\$108.50/hr	\$136.50/hr	\$145.00/hr
	Emergency & Overtime Rate	\$135.00/hr	\$204.75/hr	\$217.50/hr
	Weekend & Holiday Hours	\$135.00/hr	\$273.00/hr	\$217.50/hr
2	Hourly Labor Rate Other (if needed)			
	Normal Hours	\$108.50/hr	\$146.30/hr	\$145.00/hr
	Overtime Hours	\$135.00/hr	\$219.45/hr	\$217.50/hr
	Weekend & Holiday Hours	\$135.00/hr	\$292.60/hr	\$217.50/hr
B.	Parts			
1	Cost Plus	15%	50%	20%

Bid2020-094 HVAC Maintenance & Repairs for Various City Buildings						
The following vendors were sent specifications						
VENDOR	ADDRESS	CITY	STATE	ZIP	EMAIL	
Aero Mechanical, Inc.	10 Leah St.	Johnston	RI	02919	estimating@aeroinc.com	
Allen Engineering, Inc.	121 Prospect St.	Warwick	RI	02886	allenengineering86@yahoo.com	
American Refrigeration Company	149 River St, Suite 3	Andover	MA	01810	nfaxon@arc.cool	
Atlantis Comfort Systems Corp.	111 Energy Way	W. Warwick	RI	02893	info@atlantiscomfort.com	
Automatic Temperature Controls, Inc.	95 Connecticut St.	Cranston	RI	02920	slussier@autotempcontrols.com; smazzie@autotempcontrols.com	
Cassana HVAC, LLC	1345A Plainfield St.	Johnston	RI	02919		
CIMCO Refrigeration	121 N. Plains Industrial Rd. Unit L	Wallingford	CT	06492	onegrin@toromont.com	
Climate Masters	66 Clark Rd.	Smithfield	RI	02917	GBigCasino@cox.net;401climatemasters@gmail.com	
Ductworks HVAC Service & Installation	84 Green St.	N. Smithfield	RI	02896	mat@him-mechanical.com	
Elmhurst Engineering	255B Pawtuxet Ave.	Warwick	RI	02888	Paulc28205@aol.com	
Evergreen Plumbing and Heating	2 Evergreen Ave	Warwick	RI	02888	evergreenplumbingri@gmail.com	
GEM Plumbing & Heating	One Wellington Rd.	Lincoln	RI	02865	lengemma@gemplumbing.com;s serrecchia@gemplumbing.com;g cosgro@gemplumbing.com	
Greenwood Plumbing & Heating	5 Minnesota Ave #1	Warwick	RI	02888	greenwoodplumbingheating@gmail.com	
JMB Mechanical, Inc.	1008 Plainfield St.,	Johnston	RI	02919		
National Refrigeration, Inc.	3600 W. Shore Rd,	Warwick	RI	02886		
Nexgen Mechanical, Inc.	81 Bleachery Ct. Unit 3	Warwick	RI	02886	jim@nexgenmechanical.com;Luanme@nexgenmechanical.com	
Northstar Refrigeration, inc	95 Camelot Dr Unit 1	Plymouth	MA	02360		
Premier Heating & Cooling, LLC	125 Elder St.	Lincoln	RI	02865	premierheatingandair@yahoo.com	
Regan Heating and Air Conditioning	235 Georgia Ave	Providence	RI	02905	info@reganhvac.com	
Sarra Engineering	1 Harry St.	Cranston	RI	02907	justin@sarraengineering.com	
Seekonk Heating Services, Inc.	911 Taunton Ave.	Seekonk	MA	02771	billshs@msn.com	
Sensible Heating & Air Conditioning, LI	90 Highview Ave.	Hope Valley	RI	02832	sensibleairconditioning@yahoo.com	
Siemens Building Technology	40 Sharpe Dr # 4,	Cranston	RI	02920		
United Mechanical, Inc.	Two Starline Way, Unit 4	Cranston	RI	02921	steve@unitedheatingsvc.com	


James E. Scott
DIRECTOR OF PARKS &
RECREATION



JOSEPH J. SOLOMON
MAYOR

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TEL (401) 921-9623 • FAX (401) 732-5208

To: Pat Peshka, Purchasing Agent

From: James Scott, Director of Parks and Recreation 

Date: 2 August 2019

Re: Bid 2020-094 HVAC Maintenance and Repair for Thayer and Warburton Ice Arenas

We have reviewed the three bids submitted and recommend awarding the bid to American Refrigeration Company for HVAC services at Thayer and Warburton Ice Arenas. They were the lowest qualified bidder

After analyzing the cost overruns from the previous bid for HVAC at the ice rinks, I conducted a survey of best practices and revised the bid. During this process, I contacted the managers at other ice rinks to discuss maintenance, met with representatives from CIMCO, the manufacturer of the compressor equipment, spoke to multiple vendors and even reached out to a company that runs a large cold storage facility.

The conclusion I came away with is that while the compressors at the rinks are well into their lifecycles, we can prolong the operations of these machines by reworking the bid to require a scheduled preventative maintenance program. This bid required an hourly rate for emergency repairs, but also a price for scheduled quarterly maintenance. Fifty percent of the bid score was an appendix to the bid that provided detail on what the company's preventative maintenance plan would look like. The awardee is the only one of the bidders to submit this appendix.

The scheduled visits will include top end rebuilds of one of the compressors per year (there are four of them), oil and filter changes, start-up and shut down. This focus of prevention should cut down on emergency calls and realign the compressors with the maintenance strategies recommended in the user's manual provided by the manufacturer.

The current bid expires on August 29, 2019. The new bid begins on August 30, 2019 and runs through August 21, 2020. The cap is \$82,000.00.