



## **REPORT TO THE BUSINESS ADMINISTRATION COMMITTEE**

### **PRE-SOLICITATION TERMS FOR A PREVENTIVE AND CORRECTIVE MAINTENANCE SERVICES CONTRACT FOR THE CHILLER SYSTEMS**

**AT**

**WASHINGTON DULLES INTERNATIONAL AIRPORT**

**AND**

**RONALD REAGAN WASHINGTON NATIONAL AIRPORT**

**JANUARY 2018**



METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

## PURPOSE

Staff requests that the Business Administration Committee concur with the issuance of a solicitation for chiller systems services for Washington Dulles International Airport (Dulles International) and Ronald Reagan Washington National Airport (Reagan National). The proposed contract terms include one two-year base period and three one-year option periods.



## BACKGROUND

- Currently, the Airports have two separate contracts, procured in 2013, both awarded to Boland Trane Services, Inc. of Gaithersburg, MD., each for a five-year term.
- The contract will expire in February 2018 for Reagan National and in March 2018 for Dulles International.
- The contracts provide preventive and corrective maintenance to the chiller systems at both Airports.
- The Dulles International contract also includes overhauling six of the eight 2000-ton water cooled chillers, extending their life cycle by ten years.



## DISCUSSION

- The scope of this new consolidated contract will include the maintenance of 20 chillers at Dulles International and seven chillers at Reagan National, and also overhauling work required for five chillers at Reagan National and two chillers at Dulles International.
- The proposed contract terms include one two-year base period and three one-year option periods.



# EVALUATION

- Full and open competition will be achieved using a competitively negotiated “Best Value” procurement method.
  - This method takes into consideration technical factors and price, which are separately evaluated, and the proposal that is found to represent the best overall value to the Airports Authority forms the basis of award.
- Technical evaluation will be based on the following criteria, listed in descending order of importance:
  1. Past Performance and Qualifications of Personnel
  2. Project Understanding
  3. Management Plan
- The Department of Supplier Diversity reviewed the proposed solicitation and established a zero percent Local Disadvantaged Business Enterprise participation requirement for this contract.



METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

## RECOMMENDATION

Staff requests that the Business Administration Committee concur with the issuance of a solicitation for chiller systems services for Washington Dulles International Airport and Ronald Reagan Washington National Airport. The contract award will require Committee and Board approval.



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### **PRE-SOLICITATION TERMS FOR A PREVENTIVE AND CORRECTIVE MAINTENANCE SERVICES CONTRACT FOR THE CHILLER SYSTEMS AT WASHINGTON DULLES INTERNATIONAL AIRPORT AND RONALD REAGAN WASHINGTON NATIONAL AIRPORT**

**JANUARY 2018**

#### **PURPOSE**

Staff requests that the Business Administration Committee concur with the issuance of a solicitation for chiller systems services for Washington Dulles International Airport (Dulles International) and Ronald Reagan Washington National Airport (Reagan National). The proposed contract terms include one two-year base period and three one-year option periods.

#### **BACKGROUND**

Currently, the Airports have two separate contracts, procured in 2013, both awarded to Boland Trane Services, Inc. (Boland Trane) of Gaithersburg MD., each for a five-year term. The contract will expire in February 2018 for Reagan National and in March 2018 for Dulles International. The contracts provide preventive and corrective maintenance to the chiller systems at both Airports. The Dulles International contract also includes overhauling six of the eight 2,000-ton water cooled chillers, extending their life cycle by ten years. Boland Trane has been performing these services for a current combined annual value of \$441,299 (Reagan National: \$101,492; Dulles International: \$339,807).

#### **DISCUSSION**

The scope of this new consolidated contract will include the maintenance of 20 chillers at Dulles International and seven chillers at Reagan National, and also includes overhauling work required for five chillers at Reagan National and two chillers at Dulles International.

#### **EVALUATION**

Full and open competition will be achieved using a competitively negotiated “Best Value” procurement method. This method takes into consideration technical factors and price, which are separately evaluated, and the proposal that is found to represent the best overall value to the Airports Authority forms the basis of award.

Technical evaluation will be based on the following criteria, listed in descending order of importance:

1. Past Performance and Qualifications of Personnel
2. Project Understanding
3. Management Plan

The Department of Supplier Diversity reviewed the proposed solicitation and established a zero percent Local Disadvantaged Business Enterprise participation requirement for this contract.

**RECOMMENDATION**

Staff requests that the Business Administration Committee concur with the issuance of a solicitation for chiller systems services for Washington Dulles International Airport and Ronald Reagan Washington National Airport.

Prepared by:  
Washington Dulles International Airport  
Ronald Reagan Washington National Airport  
Engineering & Maintenance Departments  
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