

**City of San Antonio
Bid Tabulation**

Sole Source

Opened: February 1, 2021 For: Annual Contract for CSF Metasys Facility Management System 6100013499			Johnson Controls 3660 Thousand Oaks Drive, Suite 216 San Antonio, TX 78247 (210) 854-6829
Item	Description	Estimated Annual Quantity	
1	METASYS Maintenance Agreement, Year 1 (7/1/2021 - 6/30/2022)		
	Metasys Premium Maintenance and Repairs (HVAC)	1	\$155,410.42
	Premium Coverage- Pneumatic Controls Maintenance and Repairs (HVAC)	1	\$8,905.69
	Boiler Maintenance (HVAC)	1	\$93,754.14
	Basic Coverage - Electrical Equipment - Inspection and Testing to include Quads	1	\$112,616.00
	Basic Coverage - Annual Equipment Testing and Inspection (Fire & Security)	1	\$154,660.00
	Optional: Asset Management Portal	1	\$45,900.00
	Optional: Admin support for customer portal	1	\$19,801.26
	Total Annual Inspection and Maintenance (Invoiced on a monthly basis) Year 1		\$591,047.51
	METASYS Maintenance Agreement, Year 2 (7/1/2022 - 6/30/2023)		
	Metasys Premium Maintenance and Repairs (HVAC)	1	\$158,518.62
	Premium Coverage- Pneumatic Controls Maintenance and Repairs (HVAC)	1	\$9,083.80
	Boiler Maintenance (HVAC)	1	\$95,620.04
	Basic Coverage - Electrical Equipment - Inspection and Testing to include Quads	1	\$114,869.00
	Basic Coverage - Annual Equipment Testing and Inspection (Fire & Security)	1	\$157,787.00
	Optional: Asset Management Portal	1	\$11,167.00
	Optional: Admin support for customer portal	1	\$20,197.29
	Total Annual Inspection and Maintenance (Invoiced on a monthly basis) Year 2		\$567,242.75
	METASYS Maintenance Agreement, Year 3 (7/1/2023 - 6/30/2024)		
	Metasys Premium Maintenance and Repairs (HVAC)	1	\$161,689.00
	Premium Coverage- Pneumatic Controls Maintenance and Repairs (HVAC)	1	\$9,265.48
	Boiler Maintenance (HVAC)	1	\$97,532.44
	Basic Coverage - Electrical Equipment - Inspection and Testing to include Quads	1	\$117,166.00
	Basic Coverage - Annual Equipment Testing and Inspection (Fire & Security)	1	\$160,943.00
	Optional: Asset Management Portal	1	\$11,390.00
	Optional: Admin support for customer portal	1	\$20,601.23
	Total Annual Inspection and Maintenance (Invoiced on a monthly basis) Year 3		\$578,587.15
	METASYS Maintenance Agreement, Year 4 (7/1/2024 - 6/30/2025)		
	Metasys Premium Maintenance and Repairs (HVAC)	1	\$164,922.78
	Premium Coverage- Pneumatic Controls Maintenance and Repairs (HVAC)	1	\$9,450.79
	Boiler Maintenance (HVAC)	1	\$99,483.09
	Basic Coverage - Electrical Equipment - Inspection and Testing to include Quads	1	\$119,509.00
	Basic Coverage - Annual Equipment Testing and Inspection (Fire & Security)	1	\$164,162.00
	Optional: Asset Management Portal	1	\$11,618.00
	Optional: Admin support for customer portal	1	\$21,013.26
	Total Annual Inspection and Maintenance (Invoiced on a monthly basis) Year 4		\$590,158.92
	METASYS Maintenance Agreement, Year 5 (7/1/2025 - 6/30/2026)		
	Metasys Premium Maintenance and Repairs (HVAC)	1	\$168,221.24
	Premium Coverage- Pneumatic Controls Maintenance and Repairs (HVAC)	1	\$9,639.81
	Boiler Maintenance (HVAC)	1	\$101,472.75
	Basic Coverage - Electrical Equipment - Inspection and Testing to include Quads	1	\$121,899.18
	Basic Coverage - Annual Equipment Testing and Inspection (Fire & Security)	1	\$167,445.24
	Optional: Asset Management Portal	1	\$11,850.36
	Optional: Admin support for customer portal	1	\$21,433.53
	Total Annual Inspection and Maintenance (Invoiced on a monthly basis) Year 5		\$601,962.11
2A	Capacity Expenses - Services as Needed: Hourly Rates - Year 1		
	Normal Business Hours – Monday through Friday, 8:00 a.m. – 5:00 p.m.		
	Controls Technician, labor rate per hour		\$164.83
	HVAC Mechanic, labor rate per hour		\$125.66
	Boiler Technician, labor rate per hour		\$168.64
	Boiler Mechanic, labor rate per hour		\$119.68
	Electrician Low Voltage, labor rate per hour		\$176.46
	Electrician Medium Voltage, labor rate per hour		\$176.46
	Capacity Expenses - Services as Needed: Hourly Rates - Year 2		
	Normal Business Hours – Monday through Friday, 8:00 a.m. – 5:00 p.m.		
	Controls Technician, labor rate per hour		\$168.13
	HVAC Mechanic, labor rate per hour		\$128.18
	Boiler Technician, labor rate per hour		\$172.01

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Item	Description	Estimated Annual Quantity	
	Boiler Mechanic, labor rate per hour		\$122.07
	Electrician Low Voltage, labor rate per hour		\$179.99
	Electrician Medium Voltage, labor rate per hour		\$179.99
	Capacity Expenses - Services as Needed: Hourly Rates - Year 3 Normal Business Hours – Monday through Friday, 8:00 a.m. – 5:00 p.m.		
	Controls Technician, labor rate per hour		\$171.49
	HVAC Mechanic, labor rate per hour		\$130.74
	Boiler Technician, labor rate per hour		\$175.45
	Boiler Mechanic, labor rate per hour		\$124.51
	Electrician Low Voltage, labor rate per hour		\$183.59
	Electrician Medium Voltage, labor rate per hour		\$183.59
	Capacity Expenses - Services as Needed: Hourly Rates - Year 4 Normal Business Hours – Monday through Friday, 8:00 a.m. – 5:00 p.m.		
	Controls Technician, labor rate per hour		\$174.92
	HVAC Mechanic, labor rate per hour		\$133.36
	Boiler Technician, labor rate per hour		\$178.96
	Boiler Mechanic, labor rate per hour		\$127.00
	Electrician Low Voltage, labor rate per hour		\$187.26
	Electrician Medium Voltage, labor rate per hour		\$187.26
	Capacity Expenses - Services as Needed: Hourly Rates - Year 5 Normal Business Hours – Monday through Friday, 8:00 a.m. – 5:00 p.m.		
	Controls Technician, labor rate per hour		\$178.42
	HVAC Mechanic, labor rate per hour		\$136.02
	Boiler Technician, labor rate per hour		\$182.54
	Boiler Mechanic, labor rate per hour		\$129.54
	Electrician Low Voltage, labor rate per hour		\$191.01
	Electrician Medium Voltage, labor rate per hour		\$191.01
2B	Capacity Expenses - Services as Needed: Hourly Rates - Year 1 Work performed Weekdays from 5:01 p.m. to 7:59 a.m., and Saturdays		
	Controls Technician, labor rate per hour		\$247.25
	HVAC Mechanic, labor rate per hour		\$188.50
	Boiler Technician, labor rate per hour		\$252.95
	Boiler Mechanic, labor rate per hour		\$179.51
	Electrician Low Voltage, labor rate per hour		\$264.69
	Electrician Medium Voltage, labor rate per hour		\$264.69
	Capacity Expenses - Services as Needed: Hourly Rates - Year 2 Work performed Weekdays from 5:01 p.m. to 7:59 a.m., and Saturdays		
	Controls Technician, labor rate per hour		\$252.20
	HVAC Mechanic, labor rate per hour		\$192.27
	Boiler Technician, labor rate per hour		\$258.01
	Boiler Mechanic, labor rate per hour		\$183.11
	Electrician Low Voltage, labor rate per hour		\$269.98
	Electrician Medium Voltage, labor rate per hour		\$269.98
	Capacity Expenses - Services as Needed: Hourly Rates - Year 3 Work performed Weekdays from 5:01 p.m. to 7:59 a.m., and Saturdays		
	Controls Technician, labor rate per hour		\$257.24
	HVAC Mechanic, labor rate per hour		\$196.11
	Boiler Technician, labor rate per hour		\$263.17
	Boiler Mechanic, labor rate per hour		\$186.77
	Electrician Low Voltage, labor rate per hour		\$275.38
	Electrician Medium Voltage, labor rate per hour		\$275.38
	Capacity Expenses - Services as Needed: Hourly Rates - Year 4 Work performed Weekdays from 5:01 p.m. to 7:59 a.m., and Saturdays		
	Controls Technician, labor rate per hour		\$262.38
	HVAC Mechanic, labor rate per hour		\$200.03
	Boiler Technician, labor rate per hour		\$268.44
	Boiler Mechanic, labor rate per hour		\$190.50
	Electrician Low Voltage, labor rate per hour		\$280.89
	Electrician Medium Voltage, labor rate per hour		\$280.89
	Capacity Expenses - Services as Needed: Hourly Rates - Year 5 Work performed Weekdays from 5:01 p.m. to 7:59 a.m., and Saturdays		
	Controls Technician, labor rate per hour		\$267.63
	HVAC Mechanic, labor rate per hour		\$204.03
	Boiler Technician, labor rate per hour		\$273.81

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2C	Boiler Mechanic, labor rate per hour		\$194.31	
	Electrician Low Voltage, labor rate per hour		\$286.51	
	Electrician Medium Voltage, labor rate per hour		\$286.51	
	Capacity Expenses - Services as Needed: Hourly Rates - Year 1 Work performed Sundays and all City observed Holidays			
	Controls Technician, labor rate per hour		\$329.66	
	HVAC Mechanic, labor rate per hour		\$251.33	
	Boiler Technician, labor rate per hour		\$337.27	
	Boiler Mechanic, labor rate per hour		\$239.35	
	Electrician Low Voltage, labor rate per hour		\$352.92	
	Electrician Medium Voltage, labor rate per hour		\$352.92	
	Capacity Expenses - Services as Needed: Hourly Rates - Year 2 Work performed Sundays and all City observed Holidays			
	Controls Technician, labor rate per hour		\$336.26	
	HVAC Mechanic, labor rate per hour		\$256.35	
	Boiler Technician, labor rate per hour		\$344.02	
	Boiler Mechanic, labor rate per hour		\$244.14	
	Electrician Low Voltage, labor rate per hour		\$359.98	
	Electrician Medium Voltage, labor rate per hour		\$359.98	
	Capacity Expenses - Services as Needed: Hourly Rates - Year 3 Work performed Sundays and all City observed Holidays			
	Controls Technician, labor rate per hour		\$342.98	
	HVAC Mechanic, labor rate per hour		\$261.48	
	Boiler Technician, labor rate per hour		\$350.90	
	Boiler Mechanic, labor rate per hour		\$249.02	
	Electrician Low Voltage, labor rate per hour		\$367.18	
	Electrician Medium Voltage, labor rate per hour		\$367.18	
	Capacity Expenses - Services as Needed: Hourly Rates - Year 4 Work performed Sundays and all City observed Holidays			
	Controls Technician, labor rate per hour		\$349.84	
	HVAC Mechanic, labor rate per hour		\$266.71	
	Boiler Technician, labor rate per hour		\$357.92	
	Boiler Mechanic, labor rate per hour		\$254.00	
	Electrician Low Voltage, labor rate per hour		\$374.52	
Electrician Medium Voltage, labor rate per hour		\$374.52		
Capacity Expenses - Services as Needed: Hourly Rates - Year 5 Work performed Sundays and all City observed Holidays				
Controls Technician, labor rate per hour		\$356.84		
HVAC Mechanic, labor rate per hour		\$272.05		
Boiler Technician, labor rate per hour		\$365.08		
Boiler Mechanic, labor rate per hour		\$259.08		
Electrician Low Voltage, labor rate per hour		\$382.01		
Electrician Medium Voltage, labor rate per hour		\$382.01		
Discount off JCI Material List Price		20%		
3rd Party Parts Mark Up		30%		
Payment Terms		Net 30		
Estimated Total			\$3,270,798.44	
Estimated Total Award			\$3,270,798.44	