



COMMISSION FILE NO: 26-047-4 **DATE INTRODUCED:** April 13, 2026

INTRODUCED BY: Executive Director (Signature on File in the Office of the Commission)

REFERRED BY COMMISSION CHAIRPERSON TO: Policy, Finance, and Personnel Committee

RELATING TO: Award of Contract, M01052Z01, Four-year Heating, Ventilation, and Air Conditioning Maintenance Services

SUMMARY:

The Commission is requested to award and to direct the Executive Director to execute on behalf of the District Contract M01052Z01, Four-year Heating, Ventilation, and Air Conditioning (HVAC) Maintenance Services, to Zone Mechanical North, LLC, in the amount of \$638,050. Zone Mechanical North, LLC, was the lowest responsible, responsive bidder between two bids received.

Services for preventative and corrective maintenance of the HVAC systems at the District's Headquarters and Central Laboratory facilities have been outsourced since 1996.

The contract scope of services includes all preventative and seasonal maintenance activities, plus 24-hour/seven-day-a-week on-call services for corrective or emergency maintenance, ensuring that facilities are maintained at the necessary temperatures for personnel, laboratory, and computer infrastructure functions. Example services include:

- Routine inspection and adjustments on all HVAC equipment;
- Seasonal startup and shutdown of chillers and boilers;
- Replacement of air filters;
- Fan belt replacement; and
- Corrective and emergency maintenance as needed to maintain operations in the Headquarters and Central Laboratory buildings.

The duration of Contract M01052Z01 is four years.

ATTACHMENTS: BACKGROUND KEY ISSUES RESOLUTION
FISCAL NOTE SBE OTHER _____

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03-26-26*

COMMITTEE ACTION: _____ **DATE:** _____

COMMISSION ACTION: _____ **DATE:** _____

RESOLUTION

Award of Contract M01052Z01, Four-year Heating, Ventilation, and Air Conditioning Maintenance Services

RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that Contract M01052Z01, Four-year Heating, Ventilation, and Air Conditioning Maintenance Services, is awarded to Zone Mechanical North, LLC, in the amount of \$638,050, and that the Executive Director is directed to execute a contract on behalf of the District.