PROJECT SUMMARY
Request for Bids
Solicitation No. CIZ25-AVI-3196

DALLAS LOVE FIELD PRE-CONDITIONED AIR HVAC UNITS INSTALLATION

PROJECT SUMMARY:

The City of Dallas Department of Aviation is seeking a qualified vendor to demolish and dispose/store at the City's discretion, twenty (20) existing Jet Bridge Mount heating, ventilation, and air conditioning units (HVAC) units; and to install twenty (20) Pre-Conditioned Air (PCA) 30-Ton DX-3 Circuit – Jet Bridge Mount HVAC units at various passenger jet bridges at Dallas Love Field Airport.

DATE ISSUED:	**OCTOBER 3, 2025**
PRE-BID CONFERENCE AND SITE VISIT: (MANDATORY)	**OCTOBER 15, 2025 @ 1:00 PM** **FLIGHT DECK CONFERENCE CENTER** **ROOM ALPHA** **8008 HERB KELLEHER WAY** **DALLAS, TEXAS 75235**
QUESTIONS AND REQUEST FOR ADDITIONAL INFORMATION DEADLINE:	**OCTOBER 22, 2025 AT 1:00 PM**
BID DUE DATE:	**NOVEMBER 7, 2025 AT 1:00 PM**

OWNER

CITY OF DALLAS DEPARTMENT OF AVIATION

Tiye Lucas, Project Coordinator III

Capital Infrastructure and Development

7555 Lemmon Avenue
Dallas, Texas 75209

CITY OF DALLAS
ADVERTISEMENT FOR EQUIPMENT REMOVAL AND INSTALLATION
REQUEST FOR BIDS

Bids are required to be submitted electronically via the City of Dallas' solicitation website at https://dallascityhall.bonfirehub.com by 1:00 PM on Fridays. All bids will be publicly read at 2:00 PM on Fridays and can be viewed on the City of Dallas' website at www.dallascityhall.com (see City Meetings). Bid title, department, and date of public reading are listed below and on the City of Dallas' solicitation website at https://dallascityhall.bonfirehub.com. Unless otherwise noted in the description below the bid packet may be obtained from https://dallascityhall.bonfirehub.com.

Submittals will not be accepted after the due date/time and hard copy submittals are not permissible.

CIZ25-AVI-3196 – Dallas Love Field Pre-Conditioned Air HVAC Units Installation

Description of Proposed Work:
The City of Dallas Department of Aviation is seeking a qualified vendor to demolish and dispose/store at the City's discretion, twenty (20) existing Jet Bridge Mount heating, ventilation, and air conditioning units (HVAC) units; and to install twenty (20) Pre-Conditioned Air (PCA) 30-Ton DX-3 Circuit – Jet Bridge Mount HVAC units at various passenger jet bridges at Dallas Love Field Airport.

Estimated installation timeline is 30 calendar days. Contract timeline is 426 days (14 months).
Estimated budget is $200,000.00

Questions Due:	October 22, 2025, at 1:00 p.m. (local time)
Bids Due:	November 7, 2025, at 1:00 p.m. (local time)
Bids Opened/Read:	November 7, 2025, at 2:00 p.m. (local time)

The City of Dallas Department of Aviation maintains the right to reject any and all bids.

A proposal bond for five percent (5%) of the greatest amount proposed is required with the submittal of your bid proposal.

A pre-bid meeting and site visit will be held on Wednesday, October 15, 2025, at 1:00 p.m. at the Flight Deck Conference Center at Dallas Love Field Airport located at 8008 Herb Kelleher Way, Dallas, TX 75235.

Bid packets, plans and specifications may be obtained beginning Friday, October 3, 2025, from the City of Dallas Bonfire site (listed above), Specifications, Plans, and all Addenda are posted to the City of Dallas Procurement Services Bonfire website.

Notice:

City of Dallas Business Inclusion & Development Policy:
On June 25, 2025, the Dallas City Council adopted Resolution No. 25-1081 directing the City Manager to evaluate all City programs and policies to ensure compliance with federal directives, including federal grant requirements and executive orders. In accordance with this directive, the

City of Dallas Office of Procurement Services (OPS) has temporarily ceased enforcement of the Business Inclusion & Development (BID) Policy, effective June 26, 2025, until further notice.

PUBLISH THREE TIMES
October 03, October 10, and October 17, 2025

COMMODITY CODES: 91450, 94155, 90911, 91036, 03100, 03103, 03118, 06037 03121, 03125, 03144, 05504, 55705, 55905, 99852, 03123, 91000, 28515, 55725, 91438, 99837

DALLAS LOVE FIELD PRE-CONDITIONED AIR HVAC UNIT(S) INSTALLATION PRODUCT MANUAL AND SPECIFICATIONS SOLICITATION NO. CIZ25-AVI-3196

BACKROUND:

The pre-conditioned air (“PCA”) units at Dallas Love Field (“DAL”) are approaching or have exceeded their reliable production lifespan, with most units in service for over 13 years. Installation dates closely align with their original production timelines. These assets have been operating under extreme conditions due to high environmental demands and consistent flight loads, with minimal downtime.

During periods of rest, the airport implements a robust preventive maintenance (“PM”) schedule, executed by our contractor. This program ensures effective diagnostics and necessary repairs to maintain unit performance and reliability.

However, operational comfort and downtime remain concerns. The current PCA units (INET design) produce high decibel levels, exposing the airport personnel to intense noise daily. These units currently support 20 active gates. Since the airport owns the units, the afterlife of these units will need to be determined by their rightful owner, the City of Dallas (“City”/”Owner”).

INTENT:

The City of Dallas Department of Aviation is seeking a qualified vendor to demolish and dispose/store at the City’s discretion, twenty (20) existing Jet Bridge Mount heating, ventilation, and air conditioning units (“HVAC”) units; and to install twenty (20) new Pre-Conditioned Air (“PCA”) 30-Ton DX-3 Circuit – Jet Bridge Mount HVAC units at various passenger jet bridges at Dallas Love Field Airport.

GENERAL CONDITIONS:

Removal and disposal of (20) existing Jet Bridge Mount HVAC units, and the installation of (20) new PCA 30-Ton DX-3 Circuit – Jet Bridge Mount HVAC units at passenger boarding bridges at Dallas Love Field.

The agreement will be a 14-month contract with two (2) one-year renewal options.

The successful bidder will be responsible for the cleanup and any damage made by the contractor to the City’s facility or grounds without any cost to the City. The successful bidder must be able to begin work within ten (10) calendar days after the issuance by, or on behalf of, the Owner of a "Work Order" or "Notice to Proceed." The successful bidder will be required to hold their quoted price firm for the duration of the contract. Should the work fail to be completed within the time herein stated, the Contractor shall pay to the Owner, as fixed and agreed liquidated damages, and not as a penalty, the sum, for each day of delay until the work is completed and accepted.

Bid documents will include a requirement for a substantial completion walk after a set number of units are installed to maintain warranty coverage with the contractor. The contractor will need to mobilize multiple times to complete the full installation of 20 units, as the City will acquire the units in intervals. Contractor will be responsible for coordinating a staging area for PCA units upon delivery. After nightly installations, the airport will assist with next-day quick commissioning of units, reducing the need for the unit manufacturer to be on site daily.

Contingencies for storage and/or disposal of existing Jet Bridge Mount HVAC air units are as follows; the awardee will relocate the existing units to a salvage vendor to be selected by the awardee, and awardee will obtain written authorization from the salvage vendor to accept the City's existing HVAC air units. The awardee will adhere to the City's environmental policies and work with the City's environmental staff for removal of any chemicals from the existing units prior to relocation to a city designated location or to a salvage vendor. *The Contractor shall dispose of spilled materials in accordance with EPA and Texas Commission on Environmental Quality (TCEQ) regulations and any other applicable federal, state, or local laws, rules, or regulations. In connection with such disposals, the Contractor shall use only those transporters and disposal facilities that are approved in advance in writing by the Owner. A copy of all transport manifests for the spilled materials shall be obtained and retained in the Contractor's records for reference purposes, to be provided upon request of the Owner, or any governmental regulatory agency with jurisdiction over the matter. The term "spill" includes any kind of environmental discharge or release.*

Schedule:

Estimated installation to begin March 2026.

Scope of Work:

1. Identify the storage location of new PCAs and designate an area to store the existing units upon removal.
2. Provide removal and disposal of existing PCAs.
3. Stage all parts and equipment for new PCAs.
4. Disconnect power to the gate and PCAs.
5. Remove power, communication cables, and control stations.
6. Mechanically remove all mounting brackets.
7. Move the existing units away from the Passenger Jet Bridges.
8. Mechanically install the new units with new brackets provided by the manufacturer.
9. Install power, communication cables, and control stations.
10. Test units for correct operational functioning.
11. Once testing is completed for each unit, the unit will be turned back over to airport operations.

Additional Information:

- Gate availability will be determined by DAL. Days, nights, and weekend work might be required.
- Two gates held per night. Two PCA's will be installed per night.
- Work with DAL personnel on the ground, customer service agents at gates (jet bridge door access). Coordination with Aviation Security and Terminal Operations as needed.
- DAL will provide Air Cart to keep aircraft cool overnight.
- Commission Documentation - Contractor will need to get commissioned by DAL and unit manufacturer at the end of installation.
- Once installed, there needs to be an on-site meeting to ensure that all installation and warranty documents are signed off.

Unit Installation Requirements:

The installation of a PCA unit involves significant differences when installing them on passenger jet bridges, as opposed to commercial buildings. Some of the differences that come to mind are:

- The contractor should be familiar with the differences between PCA units and RTUs. PCA units do not utilize thermostats; instead, a range of sensors controls how the unit performs, unlike thermostats, which are typical of commercial package units.
- The contractor will be required to work with Oshkosh to ensure proper placement of the unit on the jet bridge for correct weight distribution.
- The existing Cavotech/Inet unit's wiring will differ from what the unit manufacturer uses. The passenger jet bridges will need to have the Inet wiring removed, and the unit manufacturer's proprietary wiring installed.
- The passenger jet bridges console wiring will likely need to be converted from Inet to manufacturer, so the HMI displays the PCA status from the manufacturer's unit correctly.
- The contractor will need to calibrate the new units using a PCA Test Tube device, which contractors use to certify airport equipment.
- The wiring and both control stations (In-Cab and Ramp Level) will need to be replaced with new manufacturer equipment.
- PCA must be hooked up and commissioned correctly. If the contractor is unable to complete the PCA installation within the allotted timeframe due to inexperience with passenger jet bridge installations, DAL will have to rely on aircraft APU function to compensate for the PCA not being hooked up, which would be a major problem on the airport's end. If necessary, the City can request liquidated damages from the contractor per day.