

AN ORDINANCE **2016-08-18-0620**

AUTHORIZING THE SELECTION OF TESTING SPECIALTY INC. FOR NEGOTIATION AND EXECUTION OF AN ON-CALL BUILDING SYSTEMS TESTING AND BALANCING SERVICES AGREEMENTS IN AN AMOUNT NOT TO EXCEED \$200,000.00 PER YEAR FOR A ONE-YEAR TERM WITH AN OPTION TO EXTEND THE AGREEMENT FOR THREE ADDITIONAL ONE YEAR TERM TO PROVIDE AS NEEDED HEATING VENTILATION AND AIR-CONDITIONING (HVAC) SYSTEMS TESTING, ADJUSTING AND BALANCING SERVICES FOR CITY-OWNED FACILITIES LOCATED CITY-WIDE.

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WHEREAS, currently the Transportation & Capital Improvements Department (TCI) contracts with PHI Service Agency, Inc. PHI has provided as-needed heating, ventilation and air-conditioning (HVAC) systems testing, and balancing services for City-owned facilities located City-wide; and

WHEREAS, the current contract will expire in September of 2016; and

WHEREAS, this service agreement and capacity ensures that staff from City departments such as Building and Equipment Services, Aviation and TCI, has the ability to utilize these services on an immediate and as needed bases without delay; and

WHEREAS, the utilization of these professional HVAC testing, adjusting and balancing services will be defined by the needs of each project. Services to be provided under this agreement may include, but are not limited to the following:

- Analysis of existing and new systems
- Testing, Adjusting and Balancing (TAB) and LEED Certification
- Certify TAB data reports and plans
- Comprehensive examination of equipment performance data
- Instrument calibration reporting and systems recommendations
- Complete system readiness checks and final reporting; and

WHEREAS, this Ordinance authorizes the execution of one on-call Building Systems Testing, Adjusting & Balancing Services agreement with **Testing Specialty Inc.** to provide as-needed On-Call Building Testing Adjusting & Balancing Services in an amount not to exceed \$200,000.00 per year for a one-year term, with an option to extend the agreement for three one-year extensions at the City's discretion; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. **Testing Specialty Inc.** is hereby selected for negotiation and execution of an on-call Building Systems Testing and Balancing Services agreement in an amount not to exceed \$200,000.00 per year for a one-year term with an option to extend each agreement for three

additional one year term to provide as needed Heating Ventilation and Air-Conditioning (HVAC) systems testing, adjusting and balancing services for City-owned facilities located City-wide.

SECTION 2. The City Manager or her designee is authorized to negotiate and execute an on-call Building Systems Testing and Balancing Services agreement with **Testing Specialty Inc.** in an amount not to exceed \$200,000.00 per year for a one-year term with an option to extend each agreement for three additional one year term at the City's sole discretion.

SECTION 3. The following financial adjustments are hereby approved:

- a) Funding for this ordinance will be identified when work orders are issued. If funding for any work orders is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with Operating and/or Capital Budgets for current and future fiscal years.
- b) Payment not to exceed \$200,000.00 per annual term, is authorized to be encumbered with a purchase order and made payable to **Testing Specialty Inc. (TSI)**, for on-call Building Systems Testing, Adjusting & Balancing Services, located citywide.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage hereof.

PASSED and APPROVED this 18th day of August, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

Agenda Item:	22 (in consent vote: 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22)						
Date:	08/18/2016						
Time:	09:17:28 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the execution of an On-Call Building Systems Testing and Balancing Services agreement with TSI in an amount not to exceed \$500,000.00 per year, for a one-year term, with an option to renew the agreement for three one-year extensions, to provide as needed Heating Ventilation and Air-Conditioning (HVAC) systems testing, adjusting and balancing services for City-owned facilities located City-wide. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				