



City of San Antonio

Contract Summary Sheet

Date: 5/29/2014
Agenda Item: 14-910

Name/Title (Caption as shown on agenda): Maintenance & Repair of Various Chillers 6100003652 JM	
Brief Description of Item(s) and Use: This contract will provide the Building & Equipment Services Department with a contractor to provide all labor, equipment, and materials to perform annual preventive maintenance and maintenance & repair services of centrifugal, reciprocating, and screw chillers at various City buildings which include City Hall, Market Square, Fire Training Academy, One-Stop, Public Safety Tech Center, Frank Garrett, Emergency Operations Center, Municipal Courts, Public Safety Answering Point, Public Safety Headquarters and Municipal Plaza. The annual maintenance will provide general maintenance, lubricate the system, purge the system, and maintain the controls, electrical system and condenser and evaporator tubes. This contract will be utilized to maximize the efficiency, life, and reliability of the equipment consistent with manufacturers' service recommendations.	
Total \$:	\$39,000.00 annually; \$195,000.00 contract period
Contract Period:	Upon award through March 31, 2017 with two, one year renewal options
Method of Procurement:	Competitive (6 bids received)
Price Trend:	New contract – no price history available
Contract Info:	Formal ___ Annual <u>X</u> Support/Maintenance ___ Lease ___
Recommended Contractor(s):	Johnson Controls, Inc., 3660 Thousand Oaks Dr., Ste 106, San Antonio, TX 78247 (NON-LOCAL)
Previous Contractor(s):	New contract – no history available
Comments:	NAS Item(s): Item 1b: York Preventative Maintenance Air Jireh AC Plumbing Specialist - could not provide documentation for manufacturer certification TDIndustries - documentation provided did not meet the minimum requirements for manufacturer certification
Anticipated Future Requirements and Action:	N/A
Procurement Alternative:	Should this contract not be approved, the department would be required to process solicitations on an as needed basis. However, processing procurements as the equipment malfunctions will force the department to pay non-contract rates as well as compromise the integrity and functionality of the building's chiller systems.

**Using
Department (s):**

Building & Equipment Services