

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**APPROVING A CONTRACT WITH TRANE U.S. INC. TO PROVIDE SCHEDULED PREVENTIVE MAINTENANCE AND OTHER SERVICES FOR CHILLER SYSTEMS FOR THE BUILDING AND EQUIPMENT SERVICES DEPARTMENT FOR AN ESTIMATED ANNUAL COST OF \$214,000.00, FUNDED FROM THE FY 2018 FACILITY SERVICES FUND ADOPTED BUDGET WITH OTHER YEARS SUBJECT TO APPROPRIATIONS.**

\* \* \* \* \*

**WHEREAS**, On August 14, 2017, the City of San Antonio issued a Request for Competitive Sealed Proposals (RFCSP) to provide the City with scheduled preventive maintenance and other services for chiller systems at various City facilities managed by the Building and Equipment Services Department; and

**WHEREAS**, four proposals were received prior to the January 5, 2018 submission deadline; and

**WHEREAS**, the proposal from Accu-Aire Mechanical, LLC was deemed non-responsive for failure to submit the required proposal response documents, and Trane U.S., Inc.'s alternate proposal was deemed non-responsive for failure to submit a complete price schedule; and

**WHEREAS**, two proposals were evaluated and staff recommends Trane U.S., Inc. for award of this contract; **NOW THEREFORE:**

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

**SECTION 1.** The proposal submitted by Trane U.S., Inc. to provide the City with scheduled preventive maintenance and other services for chiller systems at various City facilities managed by the Building and Equipment Services Department is hereby accepted, subject to and contingent upon the deposit of all required bonds, performance deposits, insurance certificates and endorsements. A copy of the score summary and RFCSP are attached hereto and incorporated herein for all purposes as **Exhibit A**.

**SECTION 2.** The proposals from Accu-Aire Mechanical, LLC and Trane U.S., Inc. (alternate response only) were deemed non-responsive and disqualified for failure to meet the specifications and/or requirements of the RFCSP.

**SECTION 3.** Funding for this ordinance in the amount up to \$214,000.00 is available as part of the FY 2018 Budget, according to the table below:

Amount	General Ledger	Cost Center	Fund
\$ 112,000.00	5202020	3506010003	76001000
\$ 102,000.00	5204050	3506010003	76001000
Total amt. \$ 214,000.00			

**SECTION 4.** Payment not to exceed the budgeted amount is authorized to Trane U.S. Inc. and should be encumbered with a purchase order. Additional funding for this ordinance is contingent upon City Council approval of the City's operating budget and the availability of funds for subsequent Fiscal Years.

**SECTION 5.** 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 6.** This Ordinance is effective immediately upon its passage by eight affirmative votes; otherwise it is effective on the tenth day after passage.

**PASSED AND APPROVED** this \_\_\_ day of \_\_\_\_\_, 2018.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

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Andrew Segovia, City Attorney

## **EXHIBIT A**

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