



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4376

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**Agenda Item Number:** 10.

**Agenda Date:** 8/13/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Municipal Plaza Building Chiller Replacement

### **SUMMARY:**

This ordinance authorizes a contract with Johnson Controls, Inc. and ratification of a contract with Trane Rental Services for the Municipal Plaza Building Chiller Replacement project.

A. Funding in an amount not to exceed \$370,000.00 which includes contingency funds in the amount of \$50,000.00 for the design, purchase, and installation of replacement chillers, and temporary rental of a 300 ton chiller, including all labor, material and equipment to be provided by Johnson Controls, Inc. is available from previously authorized Deferred Maintenance Program savings and is included in the FY 2020 - FY 2025 Capital Improvement Program.

B. Funding in the amount of \$90,000.00 for the ratification a contract with Trane Rental Services for the rental of a temporary chiller at the Municipal Plaza Building is available from previously authorized Deferred Maintenance Program savings and is included in the FY 2020 - FY 2025 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

The Municipal Plaza Building is a historically significant building located within Main Plaza in downtown San Antonio. This building houses City Council Chambers and provides office space for various City Departments. As a result of catastrophic mechanical failures, the HVAC Chillers that support the Municipal Plaza Building are not operational. A condition assessment of the chillers was conducted to determine the feasibility for repair

and determined that parts are no longer available, and the chillers are beyond repair. Temporary chillers have been brought in to provide air conditioning to the building.

A. Submitted for City Council consideration and approval of a contract with Johnson Controls, Inc. in an amount not to exceed \$370,000.00 which includes contingency funds in the amount of \$50,000.00 to provide the design, purchase, and installation of replacement chillers that provide cooling for the Municipal Plaza Building. Johnson Controls will install a 250-ton Water Cooled Screw Chiller to provide air conditioning throughout the building. Due to the long lead time for equipment, project is anticipated to be completed in approximately 17 weeks.

B. Submitted for City Council is the ratification of a contract with Trane Rental Services for a temporary chiller at the Municipal Plaza Building in the amount of \$90,000.00. Due to the catastrophic failure that occurred with the chiller system at the Municipal Plaza Building, emergency rental of a temporary chiller was critical to provide air conditioning throughout the building.

#### **ISSUE:**

A. Due to the emergency nature of the repairs, two quotes were requested and reviewed and Johnson Controls, Inc. submitted the lowest priced proposal. This ordinance authorizes a contract with Johnson Controls, Inc. in an amount not to exceed \$370,000.00 which includes contingency funds in the amount of \$50,000.00 for the design, purchase, and installation of replacement chillers at the Municipal Plaza Building. The replacement of the chillers will ensure appropriate cooling and air circulation is provided through the building.

B. This ordinance ratifies a contract with Trane Rental Services in the amount of \$90,000.00 for the rental of an emergency temporary chiller at the Municipal Plaza Building. This contract was issued due to unforeseen damage to machinery, equipment or other property and is exempt from the Small Business Economic Development Advocacy (SBEDA), Local Preference and the Veteran-Owned Small Business Preference Programs.

#### **ALTERNATIVES:**

Chillers for the Municipal Plaza Building are not operational. If a temporary chiller had not been placed, air conditioning would not have been provided to the building that houses City Council Chambers and office space for various City Departments. As repair of the existing chillers is no longer feasible, replacement of the chillers is critical to provide cooling and air circulation throughout the Municipal Plaza Building.

#### **FISCAL IMPACT:**

This ordinance authorizes a contract with Johnson Controls, Inc. and ratification of a contract with Trane Rental Services for the Municipal Plaza Building Chiller Replacement project.

A. Funding in an amount not to exceed \$370,000.00 which includes contingency funds in the amount of \$50,000.00 for the design, purchase, and installation of replacement chillers, including all labor, material and equipment to be provided by Johnson Controls, Inc. is available from previously authorized Deferred Maintenance Program savings and is included in the FY 2020 - FY 2025 Capital Improvement Program.

B. Funding in the amount of \$90,000.00 for the ratification a contract with Trane Rental Services for the

rental of a temporary chiller at the Municipal Plaza Building is available from previously authorized Deferred Maintenance Program savings and is included in the FY 2020 - FY 2025 Capital Improvement Program.

**RECOMMENDATION:**

A. Staff recommends approval of a contract with Johnson Controls, Inc. in an amount not to exceed \$370,000.00 which includes contingency funds in the amount of \$50,000.00 for the design, purchase, and installation of replacement chillers at the Municipal Plaza Building which includes all labor, material, and equipment.

B. Ratification of a contract with Trane Rental Services in the amount of \$90,000.00 for rental of a temporary chiller for the Municipal Plaza Building Chiller Replacement project.