

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

**ORDINANCE**

**APPROVING CONTRACTS WITH ACCU-AIRE MECHANICAL, LLC; THE BRANDT COMPANIES, LLC; COMFORT SYSTEMS USA (CENTRAL TEXAS), INC., DBA MECHANICAL TECHNICAL SERVICES, INC., AND MTECH-ICON; AND PREMIER COMFORT SERVICE COMPANY, INC., FOR CITYWIDE ON-CALL COMMERCIAL HVAC SERVICES FOR A COMBINED TOTAL AMOUNT NOT TO EXCEED \$4,800,000.00 FOR ALL FOUR CONTRACTS FOR A TWO-YEAR PERIOD WITH THREE, ONE-YEAR RENEWAL OPTIONS. FUNDING IS FROM THE FACILITY SERVICES FUND, CONVENTION AND VISITOR FACILITIES FUND, AND GENERAL FUND.**

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**WHEREAS**, the City released a Request for Competitive Sealed Proposals (RFCSP) to select qualified contractors interested in providing on-call commercial heating ventilation and air conditioning (HVAC) maintenance and repairs for City facilities throughout the City of San Antonio; and

**WHEREAS**, five proposals were received, of which one respondent was deemed nonresponsive for submitting a substantially incomplete proposal and four were evaluated; and

**WHEREAS**, staff recommends Accu-Aire Mechanical, LLC; The Brandt Companies, LLC; Comfort Systems USA (Central Texas), Inc., dba Mechanical Technical Services, Inc., and Mtech-Icon; and Premier Comfort Service Company, Inc., each for award of a contract based on the City's standard RFCSP evaluation process; and

**WHEREAS**, approval of this ordinance will authorize four contracts, beginning upon award and ending on the second anniversary of the effective date, with the option for the City to renew for up to three additional, one-year periods, for a combined total cost not to exceed \$4,800,000.00 for all four contracts, for the entire contract period including renewal options; and

**WHEREAS**, all expenditures will be in accordance with the applicable fiscal year's budget approved by City Council; **NOW THEREFORE:**

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

**SECTION 1.** The proposals submitted by Accu-Aire Mechanical, LLC; The Brandt Companies, LLC; Comfort Systems USA (Central Texas), Inc., dba Mechanical Technical Services, Inc., and

Mtech-Icon; and Premier Comfort Service Company, Inc., to provide the City of San Antonio on-call commercial heating ventilation and air conditioning (HVAC) maintenance and repairs for City facilities services for a combined total amount not to exceed \$4,800,000.00 for all four contracts for a two-year period with three, one-year renewal options, 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, contracts and RFCSP is attached hereto and incorporated herein for all purposes as **Exhibit I**.

**SECTION 2.** Funds will be encumbered upon issuance of purchase orders, and payment is authorized to the vendors identified herein for an estimated annual cost of \$960,000.00. All expenditures will be in accordance with the Fiscal Year 2024 budget and such other appropriations necessary to fund the contracts through their terms as evidenced by subsequent ordinances.

**SECTION 3.** The financial allocations in this ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or 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 4.** This ordinance is effective immediately upon passage by eight or more affirmative votes; otherwise, it is effective on the tenth day after passage.

**PASSED and APPROVED this \_\_\_ day of \_\_\_\_\_, 2024.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney