

City of San Antonio

City Tower Chillers and HVAC Equipment Preventive Maintenance Contract

City Council A Session - Item #10 c
June 23, 2022



Presented by: Jorge A. Pérez | Director
Building and Equipment Services



Background

- City Tower is located in CD 1.
- City Tower houses various City Departments on multiple floors throughout the building
- HVAC systems include:
 - Chillers,
 - Joy Fans,
 - Variable Frequency Drives (VFD's),
 - Cooling Towers,
 - System Operation Controls, among others





Scope

- Perform Scheduled Preventive Maintenance(PM) Services
 - Quarterly inspections and PM services conducted on three York Chillers.
 - Annual heavy analysis and eddy current testing.
 - Quarterly Joy Fan mechanical maintenance service performed on four Joy Fans.
 - Semi-Annual service on three Cooling Towers
 - Quarterly Operational Network Analysis of Digital Controls for regulating temperatures





Procurement of Services

- Implemented in accordance with the Sourcewell Cooperative Program (formerly known as National Joint Powers Alliance) passed by Ordinance 2009-02-12-0102, dated 02/12/2009.

Name	Annual Amount
Johnson Controls Inc.	\$66,000.00



- Johnson Controls Inc. has been performing the PM services at the building for over 20 years and is thoroughly familiar with the various systems and equipment.



Recommended Action

- Staff recommends approval of an ordinance awarding a contract in the amount of \$66,000.00 annually to Johnson Controls Inc. for City Tower Chillers and HVAC Equipment Preventive Maintenance Services.



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