



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 9

Agenda Date: August 17, 2023

In Control: City Council A Session

DEPARTMENT: Library

DEPARTMENT HEAD: Ramiro Salazar

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Ordinance approving a task order to an On Call Contracting Services (OCCS) provider, Premier Comfort Service Company, Inc. in an amount not to exceed \$423,000.00 to replace HVAC equipment at the John Igo Branch Library, a FY 2023 Deferred Maintenance Program project. Funding is available from FY 2023 Tax Notes and included in the FY 2023- FY 2028 Capital Improvements Program. [David W. McCary, CPM, Assistant City Manager; Ramiro S. Salazar, Director, Library]

SUMMARY:

An ordinance approving a task order to an On Call Contracting Services (OCCS) provider, Premier Comfort Service Company, Inc. in an amount not to exceed \$423,000.00 to replace HVAC equipment at the John Igo Branch Library, a FY 2023 Deferred Maintenance Program project. Funding is available from FY 2023 Tax Notes and included in the FY 2023- FY 2028 Capital Improvements Program.

BACKGROUND INFORMATION:

The John Igo Branch Library is located at 13330 Kyle Seale Parkway in Council District 8. The purpose of this project is to replace the facility's existing HVAC system equipment that has exceeded its useful lifecycle. The upgrades will improve building occupant comfortability, add

remote monitoring and temperature control capabilities, and improve air quality throughout the entire building. This project is scheduled to start in September 2023 and be completed by December 2023.

This project includes replacing 2 package rooftop units (RTU's) that will be energy efficient with a higher energy rating, replacing 4 air handling units and 4 condensing units with more energy efficient units, installing a new dehumidification unit, , and a new ductless split system unit. The existing HVAC units have exceeded their useful life cycle and are using R-22 refrigerant that is no longer manufactured due to harmful synthetic chemicals that were depleting the ozone layer. In 1987, the EPA created the Montreal Protocol, which has phased out the use of this refrigerant.

ISSUE:

This ordinance approves a task order to an OCCS provider in an amount not to exceed \$423,000.00, payable to Premier Comfort Service Company, Inc. for the John Igo Branch Library HVAC Equipment Replacement project, a FY 2023 Deferred Maintenance Program project. An OCCS contract is being utilized to expedite the replacement of HVAC equipment that has exceeded its useful life cycle with more energy efficient equipment

The John Igo Branch Library will close for a brief period while construction is underway. Limited public interim service will be provided at an off-site location.

ALTERNATIVES:

Should this contract not be approved, staff would be required to advertise the project and require additional time for the solicitation process. This would adversely affect the building occupants due to potential unexpected equipment failures that could occur due to the age of the existing HVAC equipment.

FISCAL IMPACT:

This ordinance approves a task order to Premier Comfort Service Company, Inc. for the John Igo Library HVAC Equipment Replacement project for an amount not to exceed \$423,000.00. Funding is available through previously authorized tax notes and included in the FY 2023 Deferred Maintenance Program.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a task order to Premier Comfort Service Company, Inc. for the John Igo Branch Library HVAC Equipment Replacement project for an amount not to exceed \$423,000.00.

