



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 10

**Agenda Date:** March 21, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Finance Department

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Henry B. Gonzalez Convention Center (HBGCC) HVAC Renovations

**SUMMARY:**

This ordinance authorizes a contract with Trane U.S. Inc., to provide the Henry B. Gonzalez Convention Center with the modernization of 13 existing air handling units and the replacement of 46 valve pneumatic actuators for a total amount of \$4,471,387.00. Funding for this contract is available from the Texas Public Facility Corporation and included in the FY2024 – 2029 Capital Improvement Program.

**BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is the offer submitted by Trane U.S. Inc., to provide the Convention and Sports Facilities Department with the modernization of 13 existing air handling units and the replacement of 46 valve pneumatic actuators at the Henry B. Gonzalez Convention Center, that have been in operation since 1998.

In 2018, a Trane factory trained service technician performed an assessment to the Air Handling Units (AHU's) located at the Henry B. Gonzalez Convention Center. Thirteen AHU's were recommended and selected for refresh services and repairs in order to extend their life expectancy.

The criteria in determining which AHU's qualified for the refresh service was if the service or repair could extend the life of the AHU's by bring these units back to original design performance and warranty those AHU's for an additional year from the completion of the refresh. The services in this contract will assist with the elimination of AHU's maintenance issues and ensure the safety of operations at the Convention Center and to those visiting and utilizing its services daily.

The City issued a Request for Offer (RFO) for "Henry B. Gonzalez Convention Center (HBGCC) HVAC Renovations" (RFO, 6100017676) on December 12, 2023, with a submission deadline of December 19, 2023. One offer was received. Trane U.S. Inc. is recommended for contract award based on published specifications.

This purchase is made in accordance with the Texas Local Government Purchasing Cooperative (BuyBoard) passed through Ordinance 97097, dated 1/30/2003. These services will be provided by Trane U.S., Inc., utilizing the Texas Local Government Purchasing Cooperative (BuyBoard) contract number 631-20. The use of the cooperative contract allows the City's Convention and Sports Facilities Department to access brand specific devices and related service for repairs to provide reliability and nearly maintenance free equipment.

The contract will begin upon the effective of the ordinance awarding the contract and will terminate upon completion of all work described herein or delivery of all goods ordered, as applicable.

#### **ISSUE:**

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods and services.

This contract is an exception to the Local Preference Program.

The Veteran-Owned Small Business Preference Program does not apply to non-professional service contracts, so no preference was applied to this contract.

#### **ALTERNATIVES:**

Should this contract not be approved, the Convention and Sports Facilities Department would continue to use the existing AHU's equipment without taking advantage of increasing its potential life cycle. Due to the importance of this equipment, not addressing components whose wear over time presents a significant risk to unit reliability and operation.

#### **FISCAL IMPACT:**

This ordinance authorizes a contract with Trane U.S. Inc., to provide the Henry B. Gonzalez Convention Center with the modernization of 13 existing air handling units and the replacement of 46 valve pneumatic actuators for a total amount of \$4,471,387.00. Funding for this contract is available from the Texas Public Facility Corporation and included in the FY2024 – 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of an ordinance for acceptance of this contract with Trane U.S. Inc., to provide the Convention and Sports Facilities Department with the modernization of 13 existing air handling units and the replacement of 46 valve pneumatic actuators at the Henry B. Gonzalez Convention Center for a total amount of \$4,471,387.00.

This contract was procured by means of a Request for Offer and a Contracts Disclosure Form is not required.