



City of San Antonio

Contract Summary Sheet

Date: 6/23/2022
Agenda Item: 22-184856

Name/Title (Caption as shown on agenda): Annual Contract for City Tower Chillers and HVAC Equipment Preventative Maintenance 6100014994 (SMM)	
Brief Description of Item(s) and Use: This contract will provide the Building and Equipment Services Department with a contractor to provide labor, materials and equipment to perform preventive maintenance and repair services for two water cooled, high pressure centrifugal chillers at City Tower. Maintenance, inspection and repair services will be performed quarterly, annually, and on an on-call basis for immediate needs. Maintenance services for the chiller system include monitoring and inspections of refrigerant fluid levels and in components such as compressors, controls, pumps and condensers.	
This purchase is made in accordance with the Sourcewell Cooperative Program (formerly known as National Joint Powers Alliance) passed by Ordinance 2009-02-12-0102, dated 2/12/2009.	
Total \$:	\$66,000.00 annually
Contract Period:	Upon award through August 12, 2023 with three, one-year renewal options
Method of Procurement:	Cooperative (Sourcewell 030817-JHN)
Price Trend:	21.89% Increase due to rise in labor and material cost
Contract Info:	Formal ___ Annual <u>X</u> Support/Maintenance ___ Lease ___
Recommended Contractor(s):	Johnson Controls Inc., 3660 Thousand Oaks, Ste. 216, San Antonio, TX 78260
Previous Contractor(s):	Johnson Controls Inc., 3660 Thousand Oaks, Ste. 216, San Antonio, TX 78260
Comments:	N/A
Anticipated Future Requirements and Action:	N/A
Procurement Alternative:	Should this contract not be approved, BESD will be required to process individual procurements to provide maintenance and repair services to the chiller equipment at City Tower on an as needed basis, thus affecting the timeliness of services to the equipment. The Department does not have staff to perform these services in-house. Processing individual procurements will affect the cost of services due to non-contract pricing.
Using Department (s):	Building and Equipment Services Department