

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Randy Kell, Director of Facilities

Through: Rick Cortes, Deputy City Manager

Subject: Resolution authorizing the City Manager to enter into an agreement for the design, purchase, and installation of a new HVAC system at the Seguin Event Center Coliseum.

Date: June 23, 2025

Historical Background

The existing HVAC unit is original, from 1977. It has been kept up well, but past its service life. We have maintained and repaired the unit as best we can. The housing around the unit is rusty and deteriorated. We have water leaking from the unit caused by the holes in the sides of the pans around the air handlers. We have built supplemental pans and drains, but we do not have anything else we can do. These will go out sooner than later. When they go out, it would be a 6 month wait for the new ones to come in. If we replace them before they go out, we can strategically do one at a time and keep HVAC running in the coliseum for events. HVAC Techs have said they cannot repair the existing air handlers, and they are worried the coils on the main chiller will fail within a year and a half.

Action Requested

Consider authorizing City Manager to enter into an agreement with Texas Chiller System (TCS) for the design and installation of a new HVAC system throughout the entire facility.

Procurement Methodology & Funding Source

TCS formally submitted their qualifications through RFQ #AF-2025-38, issued by the City of Seguin Purchasing Department, along with an estimated cost breakdown in the amount of \$1,477,636.38. This includes design, equipment, materials, and installation. They were one of two submitted.

Funding for this project has been secured through FY25 bonds.

Staff Recommendation

It is recommended the agreement be approved with a not to exceed amount of \$1,760,000, due to the potential for additional material and piping to be replaced once design is completed.

ATTACHMENTS

1. TCS Submission - Qualifications for HVAC Design _ Installation (RFQ# AF-2025-38)