

# Mayor and Council Communication

**DATE:** 05/14/24

**M&C FILE NUMBER:** M&C 24-0408

**LOG NAME:** 25PEMERGENCY PURCHASE REQUEST FOR WRMC CHILLER MOTOR REPLACEMENT

**SUBJECT**

(CD 7) Ratify Execution of Emergency Purchase with Johnson Control Inc. in an Amount Not to Exceed \$178,000.00 for the Will Rogers Memorial Center Chiller Motor Replacement

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**RECOMMENDATION:**

It is recommended that the City Council ratify execution of an emergency purchase with Johnson Controls Inc. in the amount of \$178,000.00 for the chiller motor replacement at Will Rogers Memorial Center from available funding in the Emergency Will Rogers Memorial Center Chiller Motor Replacement project (City Project No. 105422).

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**DISCUSSION:**

This Mayor and Council Communication (M&C) ratifies an emergency purchase with Johnson Controls Inc. for the replacement of the chiller motor at Will Rogers Memorial Center.

During the Fort Worth Stock Show and Rodeo (FWSSR) in February 2024, Will Rogers Memorial Center (WRMC) lost the use of its primary chiller for the coliseum and surrounding facilities due to a preventative shutdown by the Johnson Controls Inc (JCI) service technician. The service technician ordered the shut-down due to a large amount of black soot located on the motor body (caused by components grinding against one another). The result of the shutdown is additional load capacities on the two smaller chillers currently operating in the facility. During the cooler months this configuration is acceptable, but as the temperature increases, the demand will increase and the current configuration will no longer sustain the cooling requirements.

In an effort to quickly determine the issue, WRMC staff contacted JCI., as the company who installed the chiller system in that building, being the subject matter expert on this specific system itself. They determined that the motor, installed with the chiller less than 6 years ago, is nonrepairable. Delayed reaction could have resulted in a catastrophic failure of the complete chiller system (at time of install, valued at \$1.6M). A new M6 motor by York was required to put the system back in service. The then-current lead time on these types of motors ranged from four-seven months. However, JCI had one motor in storage at its Baltimore warehouse at the time of the shutdown, which was anticipated to cut the lead time to less than one month. With major shows underway at the time and slated in the future, the repair needed to be made as quickly as possible to avoid further disruption of service, catastrophic failure to major systems and mitigate potential heat injuries to customers, employees and livestock.

The motor was ordered on February 25, 2024, and installed on April 1, 2024. The chiller is operational and requires no additional work.

Section 252.022 of the Local Government Code exempts from normal bidding requirements expenditures that are necessary to preserve or protect public health or safety of the municipality's residents and procurements necessary because of unforeseen damage to public machinery, equipment, or property. The attached memo dated February 20, 2024 authorized the emergency purchase of the replacement part and services under the emergency exemption in state law and the City Code.

Funding is budgeted in the in the Public Events Capital Fund for the Cult/Tour Culture/Rec Department for the purpose of funding the Emergency WRMC Chiller Motor, as appropriated.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Public Events Capital Fund for the EMERGENCY WRMC Chiller Motor project to support the approval of the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** William Johnson 5806

**Originating Business Unit Head:** Michael Crum 2501

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