

**RESOLUTION NO. 26-R-037**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE PURCHASES AND INSTALLATION OF HVAC SYSTEMS IN FROM WAY MECHANICAL.**

**WHEREAS**, the Internal Services Department has a need to purchase twenty-six (26) HVAC systems to replace aging equipment before it fails; and

**WHEREAS**, the Internal Services Department obtained the best pricing for this need to provide the best quality installation of equipment that ensures longevity in its use; and

**WHEREAS**, the Internal Services Department has chosen Way Mechanical who is a member of TIPS-USA National Purchasing Cooperative vendor, for the purchase and installation of this equipment; and

**WHEREAS**, the TIPS-USA National Purchasing Cooperative is a national online purchasing cooperative that complies with state laws which require government entities to make purchases through a competitive procurement process; and

**WHEREAS**, TIPS-USA gives public entities the advantage of leveraging the cooperative's ability to obtain bulk discounts, combined with the ease of online, web-based shopping and ordering; and

**WHEREAS**, purchases under the cooperative programs meet the requirements under the Texas Local Government Purchasing Code; and

**WHEREAS**, the City of Schertz will fund the purchase of twenty-six (26) HVAC systems through the approved CO22 bond, Energy Efficiency Project, previously approved FY21-22.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The City Council hereby authorizes purchases with Way Mechanical not to exceed the amount of **NINE HUNDRED TWELVE THOUSAND DOLLARS (\$912,000)** for the equipment and services in the attached Exhibit "A".

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Rodriguez, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

## Exhibit A



Company Name: City of Schertz
Company Address: 1400 Schertz Pkwy, Schertz, TX 78154
Pipe Drive ID: 62943

Description of Work: Replacement of 5 Heat pump RTU's, install new condensation line system, Install 2 new GFCI's
EXECUTIVE SUMMARY

Way Mechanical is pleased to submit the following Proposal for the above referenced project. We hope you find the attached Clarifications and Exclusions clear and complete in showing the scope of work intended. This proposal includes labor, material, equipment, and supervision required to provide a professional product.

\$ 107,347.80 (tax excluded)
50% Progress Billing Option: \$53,673.90

Table with 2 columns: Equipment - Make/Model, Quantity - Estimated Lead Time. Row 1: RTU 3A, 3B, 4, 5, 6, 6-8 Weeks

Scope of Work:

- Arrive and speak with customer about scope of work being performed
Lock out/Tag out
Remove all condensate pvc piping and electrical
Recover remaining refrigerant within the system
Remove unit from the curb using crane and set it on trailer to be removed from location
Using crane, remove existing curb and raise new curb adaptor
Using crane, raise new unit onto new curb
Re-attached all electrical piping to unit
Install new 3/4" pvc condensate lines at units
Tie into new 1" condensate lines going to new termination at kitchen sink drain and abandoned drain line.
Vacuum system down to factory spec microns
Perform startup on unit and verify proper operations and pressures
Clean work area and dispose of trash
Remove all existing condensation lines
Install new GFCI convenience outlets to bring roof up to code



**EXCLUSIONS**

Our quote provides for all items necessary for a complete and operating system except for the following excluded items:

- \*ELECTRICAL SERVICE FROM CIRCUIT BREAKER UP TO AND INCLUDING DISCONNECT SWITCH
- \*CUTTING, PAINTING, PATCHING OR ANY CARPENTRY WORK REQUIRED FOR INSTALLATION
- \*ALL WORK TO BE PERFORMED DURING NORMAL BUSINESS HOURS
- \*TEMPORARY AIR CONDITIONING OR HEATING EQUIPMENT
- \*CRANE OR LIFTING EQUIPMENT
- \*Price does not include cost impacts imposed by unforeseen tariffs. Such costs will be brought to the attention of customers and updating pricing will be provided as needed.
- \*excludes all roof penetrations
- \*excludes all paint and patch
- \*excludes overtime

**EMERGENCY REPAIR SERVICE**

Way Mechanical agrees to maintain twenty-four (24) hour back-up service availability, seven days a week, schedulable on an on-call basis, for the handling of emergency service and repair work, insofar as that work extends to the terms defined, and equipment included, in this contract. All services performed in addition to those described in Section II, "SCOPE OF SERVICES –HVAC EQUIPMENT COVERAGE," will be billed at the Company's current customer rates for labor plus material. Our normal business hours are from 7:00 A.M. to 3:30 P.M. Overtime work is defined as any services performed outside of normal business hours. Overtime work will be billed at either 150% or 200% the normal hourly rate, dependent upon policy and respective to availability and any other terms negotiated at the time of the Emergency Repair Service request.

**WAY MECHANICAL SERVICE 24 HOUR PHONE NUMBER IS (877)WAY-MECH**

**CONDITIONS**

**City of Schertz, agrees to the following conditions:**

To provide access to equipment after normal working hours and that Way Mechanical may be free to start and stop the equipment as necessary to perform services after previous arrangements have been made with management. To operate the equipment in accordance with our recommendations, and to keep the equipment rooms, and space around the equipment free of unnecessary storage, materials, etc., and to move any fixtures, displays or partitions which interfere with reasonable access to the equipment. To require all insurance companies furnishing fire or casualty insurance or boiler and machinery insurance on the systems or properties to waive any right of recovery for any loss by subrogation against the Company; that the Company shall not, under any circumstances, be liable for any accident, injuries to persons, or damage to property, unless such a loss or damage is caused by negligent acts, acts of omission or commission by our agents, employees, or sub-contractors; the Company shall not be liable in any event for consequential damages, obsolescence, nor delays occasioned by conditions beyond our control. It is understood that the Company will not carry fire, casualty, or boiler and machinery insurance on the systems or properties.

8610 Wallisville Rd Houston, TX 77029 713-672-7545	1077 Central Pkwy. S. Suite 100 San Antonio, TX 78232 210-920-9400	8000 Brownleigh Dr Raleigh, NC 27617 919-787-4862	8848 Red Oak Blvd Suite D Charlotte, NC 28217 980-289-4390	5211 Linbar Dr Suite 500 Nashville, TN 37211 629-257-8690	2701 Gattis School Rd Suite 101A Round Rock, TX 78664 512-384-1700	720 Industrial Blvd Suite 200 Grapevine, TX 76051 214-272-5740
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**CONTRACT TERMS**

This proposal will remain in effect for a period of thirty - (30) days. After 30 days, Way Mechanical. reserves the right to amend this proposal prior to its acceptance.

**THIS CONTRACT PROPOSAL IS EFFECTIVE AS OF: 01/30/2026**

**Contract # 0**

**Coop # 24010401**

**Pipedrive # 62943**

**Way Mechanical**

8610 Wallisville Rd Houston, TX 77029

Signature: \_\_\_\_\_

By: Alex Patino

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**City of Schertz**

1400 Schertz Pkwy, Schertz, TX 78154

Signature: \_\_\_\_\_

By: Antonio Wilson

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Company Name: City of Schertz
Company Address: 1400 Schertz Pkwy, Schertz, TX 78154
Pipe Drive ID: 67378

Description of Work: Installation of roof railings and roof screen

EXECUTIVE SUMMARY

Way Mechanical is pleased to submit the following Proposal for the above referenced project. We hope you find the attached Clarifications and Exclusions clear and complete in showing the scope of work intended. This proposal includes labor, material, equipment, and supervision required to provide a professional product.

TOTAL PRICE (Plus Applicable Tax) : \$ 54,811.94
50% Progress Billing Option: \$27,405.97

Equipment - Make/Model

Quantity - Estimated Lead Time

Scope of Work:

- Arrive on site and discuss scope of work
Fabricate and install roof screen to be 4' high to block view of RTU's
Install screen support post with base plates and pads
Install two line rails with posts at 4' centers
Using 5/8" steel base plates on pads
Paint and primer
Clean up work area of all debris
Work to be done during regular business hours Mon-Fri 7am-3:45pm

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2701 Gattis School Rd Suite 101A Round Rock, TX 78664 512-384-1700
720 Industrial Blvd Suite 200 Grapevine, TX 76051 214-272-5740



**EXCLUSIONS**

Our quote provides for all items necessary for a complete and operating system except for the following excluded items:

- \*ELECTRICAL SERVICE FROM CIRCUIT BREAKER UP TO AND INCLUDING DISCONNECT SWITCH
- \*CUTTING, PAINTING, PATCHING OR ANY CARPENTRY WORK REQUIRED FOR INSTALLATION
- \*ALL WORK TO BE PERFORMED DURING NORMAL BUSINESS HOURS
- \*TEMPORARY AIR CONDITIONING OR HEATING EQUIPMENT
- \*CRANE OR LIFTING EQUIPMENT
- \*Price does not include cost impacts imposed by unforeseen tariffs. Such costs will be brought to the attention of customers and updating pricing will be provided as needed.

**EMERGENCY REPAIR SERVICE**

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**WAY MECHANICAL SERVICE 24 HOUR PHONE NUMBER IS (877)WAY-MECH**

**CONDITIONS**

**City of Schertz, agrees to the following conditions:**

To provide access to equipment after normal working hours and that Way Mechanical may be free to start and stop the equipment as necessary to perform services after previous arrangements have been made with management. To operate the equipment in accordance with our recommendations, and to keep the equipment rooms, and space around the equipment free of unnecessary storage, materials, etc., and to move any fixtures, displays or partitions which interfere with reasonable access to the equipment. To require all insurance companies furnishing fire or casualty insurance or boiler and machinery insurance on the systems or properties to waive any right of recovery for any loss by subrogation against the Company; that the Company shall not, under any circumstances, be liable for any accident, injuries to persons, or damage to property, unless such a loss or damage is caused by negligent acts, acts of omission or commission by our agents, employees, or sub-contractors; the Company shall not be liable in any event for consequential damages, obsolescence, nor delays occasioned by conditions beyond our control. It is understood that the Company will not carry fire, casualty, or boiler and machinery insurance on the systems or properties.

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**CONTRACT TERMS**

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**THIS CONTRACT PROPOSAL IS EFFECTIVE AS OF: 02/06/2026**

**Contract # 0**

**Coop # 24010401**

**Pipedrive # 67378**

**Way Mechanical**

8610 Wallisville Rd Houston, TX 77029

Signature: \_\_\_\_\_

By: Alex Patino

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**City of Schertz**

1400 Schertz Pkwy, Schertz, TX 78154

Signature: \_\_\_\_\_

By: Antonio Wilson

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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Company Name: City of Schertz
Company Address: 1400 Schertz Pkwy, Schertz, TX 78154
Pipe Drive ID: 67064

Description of Work: 20 Ton Split system changeout, new line set, build fence and pour concrete slab
EXECUTIVE SUMMARY

Way Mechanical is pleased to submit the following Proposal for the above referenced project. We hope you find the attached Clarifications and Exclusions clear and complete in showing the scope of work intended. This proposal includes labor, material, equipment, and supervision required to provide a professional product.

\$ 71,796.64 (tax excluded)
50% Progress Billing Option: \$35,898.32

Equipment - Make/Model

Quantity - Estimated Lead Time

Scope of Work:

- Arrive and speak with customer about scope of work being performed
Lock out/Tag out
Remove all condensate pvc piping and electrical
Recover remaining refrigerant within the system
Remove condenser from pad
Demolish existing pad
Pour new slab per engineering spec
Remove air handler from space
Lift new air handler into space
Run new refrigerant line per engineering spec and connect indoor and outdoor units
Install new disconnect on exterior wall
Re-attached all electrical and condensate pvc piping to unit
Vacuum system down to factory spec microns
Perform startup on unit and verify proper operations and pressures
Build new fence around units per engineering spec
Clean work area and dispose of trash



**EXCLUSIONS**

Our quote provides for all items necessary for a complete and operating system except for the following excluded items:

- \*ELECTRICAL SERVICE FROM CIRCUIT BREAKER UP TO AND INCLUDING DISCONNECT SWITCH
- \*CUTTING, PAINTING, PATCHING OR ANY CARPENTRY WORK REQUIRED FOR INSTALLATION
- \*ALL WORK TO BE PERFORMED DURING NORMAL BUSINESS HOURS
- \*TEMPORARY AIR CONDITIONING OR HEATING EQUIPMENT
- \*CRANE OR LIFTING EQUIPMENT
- \*Price does not include cost impacts imposed by unforeseen tariffs. Such costs will be brought to the attention of customers and updating pricing will be provided as needed.

**EMERGENCY REPAIR SERVICE**

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**WAY MECHANICAL SERVICE 24 HOUR PHONE NUMBER IS (877)WAY-MECH**

**CONDITIONS**

**City of Schertz, agrees to the following conditions:**

To provide access to equipment after normal working hours and that Way Mechanical may be free to start and stop the equipment as necessary to perform services after previous arrangements have been made with management. To operate the equipment in accordance with our recommendations, and to keep the equipment rooms, and space around the equipment free of unnecessary storage, materials, etc., and to move any fixtures, displays or partitions which interfere with reasonable access to the equipment. To require all insurance companies furnishing fire or casualty insurance or boiler and machinery insurance on the systems or properties to waive any right of recovery for any loss by subrogation against the Company; that the Company shall not, under any circumstances, be liable for any accident, injuries to persons, or damage to property, unless such a loss or damage is caused by negligent acts, acts of omission or commission by our agents, employees, or sub-contractors; the Company shall not be liable in any event for consequential damages, obsolescence, nor delays occasioned by conditions beyond our control. It is understood that the Company will not carry fire, casualty, or boiler and machinery insurance on the systems or properties.

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**CONTRACT TERMS**

This proposal will remain in effect for a period of thirty - (30) days. After 30 days, Way Mechanical. reserves the right to amend this proposal prior to its acceptance.

**THIS CONTRACT PROPOSAL IS EFFECTIVE AS OF: 01/30/2026**

**Contract # 0**

**Coop # 24010401**

**Pipedrive # 67064**

**Way Mechanical**

8610 Wallisville Rd Houston, TX 77029

Signature: \_\_\_\_\_

By: Alex Patino

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**City of Schertz**

1400 Schertz Pkwy, Schertz, TX 78154

Signature: \_\_\_\_\_

By: Antonio Wilson

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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Company Name: City of Schertz
Company Address: 1400 Schertz Pkwy, Schertz, TX 78154
Pipe Drive ID: 62943

Description of Work: Replacement of 9 Units for the Library w/ Hot Gas Reheat
EXECUTIVE SUMMARY

Way Mechanical is pleased to submit the following Proposal for the above referenced project. We hope you find the attached Clarifications and Exclusions clear and complete in showing the scope of work intended. This proposal includes labor, material, equipment, and supervision required to provide a professional product.

\$ 308,656.19 (tax excluded)
50% Progress Billing Option: \$154,328.09

Table with 2 columns: Equipment - Make/Model, Quantity - Estimated Lead Time. Row 1: RTU 1-9, 6-8 Weeks

Scope of Work:

- Arrive and speak with customer about scope of work being performed
Lock out/Tag out
Remove all condensate pvc piping and electrical
Disconnect and remove gas line
Recover remaining refrigerant within the system
Remove unit from the curb using crane and set it on trailer to be removed from location
Using crane, raise new unit onto existing curb
Re-attached all electrical and condensate pvc piping to unit
Re-connect gas line and turn on
Vacuum system down to factory spec microns
Perform startup on unit and verify proper operations and pressures
Clean work area and dispose of trash



**EXCLUSIONS**

Our quote provides for all items necessary for a complete and operating system except for the following excluded items:

- \*ELECTRICAL SERVICE FROM CIRCUIT BREAKER UP TO AND INCLUDING DISCONNECT SWITCH
- \*CUTTING, PAINTING, PATCHING OR ANY CARPENTRY WORK REQUIRED FOR INSTALLATION
- \*ALL WORK TO BE PERFORMED DURING NORMAL BUSINESS HOURS
- \*TEMPORARY AIR CONDITIONING OR HEATING EQUIPMENT
- \*CRANE OR LIFTING EQUIPMENT
- \*Price does not include cost impacts imposed by unforeseen tariffs. Such costs will be brought to the attention of customers and updating pricing will be provided as needed.
- \*Price includes ability to leave crane in place and only one trip fee. If crane cannot stay in place a change order will be written.

**EMERGENCY REPAIR SERVICE**

Way Mechanical agrees to maintain twenty-four (24) hour back-up service availability, seven days a week, schedulable on an on-call basis, for the handling of emergency service and repair work, insofar as that work extends to the terms defined, and equipment included, in this contract. All services performed in addition to those described in Section II, "SCOPE OF SERVICES –HVAC EQUIPMENT COVERAGE," will be billed at the Company's current customer rates for labor plus material. Our normal business hours are from 7:00 A.M. to 3:30 P.M. Overtime work is defined as any services performed outside of normal business hours. Overtime work will be billed at either 150% or 200% the normal hourly rate, dependent upon policy and respective to availability and any other terms negotiated at the time of the Emergency Repair Service request.

**WAY MECHANICAL SERVICE 24 HOUR PHONE NUMBER IS (877)WAY-MECH**

**CONDITIONS**

**City of Schertz, agrees to the following conditions:**

To provide access to equipment after normal working hours and that Way Mechanical may be free to start and stop the equipment as necessary to perform services after previous arrangements have been made with management. To operate the equipment in accordance with our recommendations, and to keep the equipment rooms, and space around the equipment free of unnecessary storage, materials, etc., and to move any fixtures, displays or partitions which interfere with reasonable access to the equipment. To require all insurance companies furnishing fire or casualty insurance or boiler and machinery insurance on the systems or properties to waive any right of recovery for any loss by subrogation against the Company; that the Company shall not, under any circumstances, be liable for any accident, injuries to persons, or damage to property, unless such a loss or damage is caused by negligent acts, acts of omission or commission by our agents, employees, or sub-contractors; the Company shall not be liable in any event for consequential damages, obsolescence, nor delays occasioned by conditions beyond our control. It is understood that the Company will not carry fire, casualty, or boiler and machinery insurance on the systems or properties.

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**CONTRACT TERMS**

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**THIS CONTRACT PROPOSAL IS EFFECTIVE AS OF: 01/30/2026**

**Contract # 0**

**Coop # 24010401**

**Pipedrive # 62943**

**Way Mechanical**

8610 Wallisville Rd Houston, TX 77029

Signature: \_\_\_\_\_

By: Alex Patino

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**City of Schertz**

1400 Schertz Pkwy, Schertz, TX 78154

Signature: \_\_\_\_\_

By: Antonio Wilson

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Company Name: City of Schertz
Company Address: 1400 Schertz Pkwy, Schertz, TX 78154
Pipe Drive ID: 67067

Description of Work: Replacement of 11 units for YMCA Rec Center w/ Hot Gas Reheat
EXECUTIVE SUMMARY

Way Mechanical is pleased to submit the following Proposal for the above referenced project. We hope you find the attached Clarifications and Exclusions clear and complete in showing the scope of work intended. This proposal includes labor, material, equipment, and supervision required to provide a professional product.

\$ 286,859.69 (tax excluded)
50% Progress Billing Option: \$143,429.85

Table with 2 columns: Equipment Name, Quantity - Estimated Lead Time. Row 1: RTU 1, 2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 6-8 weeks

Scope of Work:

- Arrive and speak with customer about scope of work being performed
Lock out/Tag out
Remove all condensate pvc piping and electrical
Disconnect and remove all gas piping
Recover remaining refrigerant within the system
Remove unit from the curb using crane and set it on trailer to be removed from location
Using crane, raise new unit onto existing curb
Re-attached all electrical and condensate pvc piping to unit
Vacuum system down to factory spec microns
Re-attached gas piping and turn gas back on
Perform startup on unit and verify proper operations and pressures
Clean work area and dispose of trash



**EXCLUSIONS**

Our quote provides for all items necessary for a complete and operating system except for the following excluded items:

- \*ELECTRICAL SERVICE FROM CIRCUIT BREAKER UP TO AND INCLUDING DISCONNECT SWITCH
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**THIS CONTRACT PROPOSAL IS EFFECTIVE AS OF: 01/30/2026**

**Contract # 0**

**Coop # 24010401**

**Pipedrive # 67067**

**Way Mechanical**

8610 Wallisville Rd Houston, TX 77029

Signature: \_\_\_\_\_

By: Alex Patino

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**City of Schertz**

1400 Schertz Pkwy, Schertz, TX 78154

Signature: \_\_\_\_\_

By: Antonio Wilson

Title: \_\_\_\_\_

Date: \_\_\_\_\_

8610 Wallisville Rd Houston, TX 77029 713-672-7545	1077 Central Pkwy. S. Suite 100 San Antonio, TX 78232 210-920-9400	8000 Brownleigh Dr Raleigh, NC 27617 919-787-4862	8848 Red Oak Blvd Suite D Charlotte, NC 28217 980-289-4390	5211 Linbar Dr Suite 500 Nashville, TN 37211 629-257-8690	2701 Gattis School Rd Suite 101A Round Rock, TX 78664 512-384-1700	720 Industrial Blvd Suite 200 Grapevine, TX 76051 214-272-5740
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