

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



HUERFANO COUNTY GOVERNMENT DECISION MEMORANDUM

Date: February 27, 2024
To: Huerfano County Board of County Commissioners
From: Carl Young, County Administrator
Re: Law Enforcement Center HVAC
Attached: Option 5, Option 6, Option 7 from McKinstry

Overview

Attached you will find three options for the HVAC at the Huerfano County Law Enforcement Center. As you will recall the largest portion of that work is converting some portion of the current evaporative cooling system to a direct cooling system. Going from a swamp cooler to air conditioning. This work is needed because of past critical failures of the cooling system as well as consistent difficulty with maintenance. The attached options 5, 6, and 7 were requested by the County during our March 26 workshop with McKinstry.

Here is a breakdown of those options:

#	Description	Cost
5	Full Retro-Commissioning (“RCx”), full Testing and Balancing (“TAB”), and Replacing the three current evaporative systems with AAON DX-coils	\$541,681.65
6	Full RCx, full TAB, and Replacing the three current evaporative systems with Carrier DX-coils	\$422,875.63
7	Full RCx, full TAB, rehabilitation of AHU-2 and AHU-3, will not touch AHU-1 unit.	\$113,997.33

Note that Option 5 is for the variable speed compressor system and Option 6 is the on and off compressor system. We have \$127,721.96 available from unused contingency and cancelled elements of the Energy Performance Contracting project. That amount would be applied to whichever option you choose.

On April 1, I submitted a DOLA Energy Impact Grant using the numbers for Option 6. I applied for a Tier 1 DOLA Grant which maxes out at \$200,000. If we are successful, we would receive notice in July and hope to be under contract in September.

Recommendation

My recommendation is to proceed with Option 7 now, using most of the remaining contingency, so that the building can be comfortable this summer. If we are successful, we would then use the DOLA grant to pursue Option 5, which while costing more, is expected to have lower maintenance needs and lower operational costs.

Note that the change order attached to option 5 and option 6 should not be signed now, that should wait until after we have the contract from DOLA. If you decide to proceed with Option 7, McKinstry will develop the appropriate approval forms.

Funding

Match for the DOLA grant would come from \$100,000 in American Rescue Plan money, re-obligated from Housing, and the remainder from redirected PILT funds that were budgeted for Asset Management. Other possible funding sources include revenue from the sale of the Thorne Ranch or from the Rainy Day Fund.

BOARD ACTION TAKEN:

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: _____

NOTES: