

MEMORANDUM

DATE: March 20, 2023
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Deputy Director of Public Services
SUBJECT: Police Department HVAC Replacement – Phasing Plan

The FY 2022-23 Budget includes phased funding carried forward for the total replacement of the HVAC system at the police department. The original plan involved replacement of all rooftop air handling units, installation of a boiler system and all associated piping, installation of controls, and replacement of the electric reheat zone boxes and cabinet unit heaters in favor of hydronic ones. Four firms attended the pre-bid walkthrough, and a single bid was received by the deadline from Denny's Heating and Cooling, who has been the responsible low bidder on HVAC replacement and upgrades at the Active Adult Center, Library, Court, and the current Civic Center Campus project. Upon review, it was found that the entire project as bid greatly exceeded the budgeted amount.

As it is within the City's ability to award a bid in part, if it is determined to be in the best interest of the City, Staff and Energy Sciences, our consultant on this project, requested that Denny's develop a phasing plan within an estimated budget amount. The intent was to determine what we could do with available funding, based on the current condition of the HVAC system, and while being cognizant of the fact that the equipment currently has a 40 week lead-time. Although the entire HVAC system is original to the building, is in poor condition, and was not initially designed properly, it is not financially feasible to do the entire project at this time. The project team unanimously agreed that the highest priority would be to replace the rooftop air handlers. These have required greatly increasing amounts of maintenance, and are showing signs of failure in both the heating and cooling sides. The capabilities of the newer units will also help to alleviate existing deficiencies in the system, while being significantly more energy efficient. This proposal also calls to run the remainder of the communications and devices to add the rest of the building to the i-Vu control system, as well as complete the engineering for the future boiler project.

Department of Public Services

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Staff recommends that Council consider two motions:

1. To approve a Budget Amendment to account 101-301-987-0000 in the amount of \$46,100.
2. To accept the selected parts of the proposal from Denny's Heating and Cooling, to be known as Phase 1 as presented, which includes the two options, as well as the project management and alternate 3, 4, and 5 from the initial bid response, for a total cost of \$496,100.

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