

## Department)

To: Public Works Committee

From: Tim Hayden

Date: 5/21/25

Subject: HVAC for Wastewater Admin. Building

## Background

The HVAC system in the Administration Building at the Wastewater Treatment Plant is over 20 years old and has reached the end of its serviceable life. It is frequently in need of repair, which disrupts daily operations and incurs ongoing maintenance costs.

A critical concern is the lab environment, which requires a consistently controlled temperature to ensure the accuracy and reliability of test results. Unfortunately, the current HVAC system experiences significant temperature fluctuations, which have already compromised test integrity on several occasions. Such inconsistencies are unacceptable in a regulated testing environment.

Additionally, the existing system operates using Metasys, a proprietary software maintained exclusively by Johnson Controls. This restricts service and maintenance to Johnson Controls technicians, often resulting in delayed response times and elevated repair costs due to scheduling constraints and lack of service alternatives.

Given the necessity of maintaining a stable temperature in the lab 365 days a year, the City must have the flexibility to engage multiple qualified service providers who can respond immediately to any issues. Transitioning to a simplified, non-proprietary system will enhance operational reliability, reduce maintenance costs, and ensure uninterrupted compliance with laboratory testing standards.

## Budget Goal

Our goal was to find the most cost-effective way to provide the Wastewater Lab with the level of consistency needed to perform laboratory tests accurately, while simplifying the entire system in a way that any qualified HVAC repair company could work on our system when needed in the future. The project scope provided by all three companies that submitted quotes meets this goal.

## Financial Impact

We obtained three quotes and evaluated each bid to determine which company provided us with the best approach to meet our needs while also providing the best value.

Company Name	Demo and Installation Cost	Electrical and State Plan Review Cost	Total Cost
Southport Engineered Systems	\$94,840	Electrical - \$15,345 State Plans - \$2400	\$112,585
Cornerstone	\$166,150	None Provided	\$166,150
The Waldinger Corporation	\$158,045.39	None Provided	\$158,045.39

The Wastewater Department has adequate funds in our equipment replacement account to accommodate this project.

## Recommendation

We recommend that this project be awarded to Southport Engineered Systems for a total cost of \$112,585.