



Legislation Text

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TO: Chair and Members of the Board

FROM: Kim Vazquez, Interim Executive Director

DATE: May 10, 2017

RESOLUTION AUTHORIZING THE APPROVAL OF A CONTRACT TO REPLACE AIR CONDITIONING UNITS AT CRA OFFICE BUILDING

BACKGROUND: The CRA building is currently served by a 3.5 ton and 5 ton rooftop packaged air conditioning (A/C) units which are 15 and 20 years old. Although the units are functioning, they are in poor physical condition and are likely contributing to water intrusion at the building. Inspections by A/C contractors and the Public Works personnel responsible for maintaining the units have all resulted in the recommendation to replace both units in conjunction with the proposed roof replacement.

Proposals were presented at the CRA Board meeting on April 12, 2017. The Board instructed staff to solicit additional quotes for higher efficiency A/C units. In doing so, it was determined that for the type of rooftop packaged units being installed, the standard efficiency is 14 SEER and the maximum available is 16 SEER. The following updated proposals have been received:

Price for Carrier 3.5 and 5 ton installed

<u>Contractor</u>	<u>14 SEER</u>	<u>16 SEER</u>
Evans Air	\$11,400	\$19,400
Marcool	\$13,800	\$14,135
WindChill	\$12,500	\$13,900

Based on FPL guidelines, the savings between a 16 SEER and 14 SEER is estimated at \$21-25 per month, or \$252-300 per year. The difference in price between the lowest quoted 14 and 16 SEER units is \$2,500. Thus, the energy savings payback period is between 8 to 10 years. The potential for greater energy savings exists if electricity rates increase and average outdoor temperatures continue to rise. For these reasons, the 16 SEER units are preferred.

The lowest quote for the 16 SEER units was obtained from WindChill in the amount of \$13,900. This company has done substantial work for the City in the past to the satisfaction of City Staff. Insofar as the City will be a tenant and possibly owner of the building in the future, this matter has been fully reviewed with City Public Works officials.

In addition to the contract amount of \$13,900, it is suggested that a contingency of 10%, or \$1,390, also be authorized to cover potential unforeseen costs which may arise during the replacement process. This results in a total authorized amount of \$15,290.

RECOMMENDATION: Approve the Resolution authorizing the expenditure of \$15,290 for air conditioning replacement and authorizing the Executive Director to execute the contract for same.

FISCAL IMPACT: Funding is allocated in 340-0510-52-63 01 - CRA Relocation (Building Improvements) for the air conditioning replacement.

CONTACT PERSON: Cotter Christian, Project Manager