



MEMORANDUM

To: Mayor and City Council

From: Ken Griffin, P.E., Director of Engineering and Public Works

Date: April 22, 2014

Reference: Consider approval to award TXMAS Agreement to Johnson Controls in the amount of \$405,289.00 for HVAC upgrades to the Justice Center facility located at 130 Town Center Boulevard; and authorizing the City Manager to sign any necessary documents.

2030: Sustainable City Government, Goal 3
Excellent and Well-maintained City Infrastructure and Facilities

Introduction:

This agenda item is being presented to consider approval for the HVAC upgrades to the Justice Center facility, located at 130 Town Center Boulevard.

Analysis:

The Justice Center facility was constructed in 1997 and was expanded on the Courts side in 2002 and the Police side in 2007. The roof top units (RTU's) at this location are original, with the exception of one TRANE unit added during the expansion in 2007. Because of the building expansions and prior interior remodels, the existing HVAC system is not able to successfully climate control the interior space.

With the proposed remodel on the Police side this year and at the request of the City, Johnson Controls (our HVAC contractor) performed an engineering study of the system. The recommendation from the study was to upgrade the original system by eliminating the individual RTU's and converting to a centralized 50 ton DX AAON RTU with individual Variable Air Volume/Fan Power Boxes (VAV/FPB) throughout the facility to improve and balance the heating and cooling. Additionally, the engineering study recommended replacing the 6 RTU's on the north section of the Justice Center that includes the lobby, jury room and Courts side of the facility with High Efficiency York RTU's.

Johnson Controls recommends performing the HVAC upgrade concurrently with the Police Department remodel so that the above ceiling duct work can be replaced during construction activities. The sheet metal, roof and electrical subcontracts in the TXMAS pricing breakdown are

required for the new duct runs, VAV/FPB, and roof modifications for this new design and are a significant cost increase from simply replacing RTU's like with like.

Legal Review:

This agenda item did not require legal review.

Fiscal Impact:

The amount for HVAC upgrades will total \$405,289.00.

Recommendation:

The Engineering Department and Facilities Division recommend approval.