



MEMORANDUM

To: Mayor and City Council

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

Date: August 22, 2017

Reference: Replacement of Existing HVAC Equipment at the Animal Services Center

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

General Information:

- Existing systems are 18 years old.
- Included in the Five-Year Plan for FY 18/19.
- Project total is \$71,400.00.

Introduction:

This agenda item is being presented to consider approval of National Intergovernmental Purchasing Alliance Proposal #NIPA R150501-TX-15162 to TDIndustries for replacement of the existing HVAC equipment at the Animal Services Center, in the total amount of \$71,400.00; as identified in the Five-Year Plan; and authorizing the City Manager to sign any necessary documents. National IPA contracts are awarded through a Request for Proposal (RFP) competitive solicitation by a public agency or a governmental entity. Additional information about National IPA and the contracting process is attached. Further information can be found at www.nationalipa.org.

Analysis:

The City of Coppell Facilities Department budgets for maintenance and repair to the City's facilities and infrastructure. A project identified in the Five-Year Plan for FY 18/19 is the replacement of the existing four HVAC split systems at the Animal Services Facility, which was constructed in 1999. The Facility is currently under reconstruction for a budgeted remodel which includes an additional HVAC unit for the new space. However, during the reconstruction several deficiencies with the existing HVAC system have been discovered.

One issue is that the temperature control for the cat area also serves office space. This creates a situation where it is either too cold or hot in the office space when you try to regulate the cat area. The recommendation is to create a separate zone for the cat area.

In addition, there is an exhaust system for the kennel area, designed to ventilate the kennel through the intake ducts of the HVAC system, which is not usable when the system is on. The recommendation is to cap off this system and to utilize the HVAC system for any ventilation needs.

Even beyond the configuration issues, the existing units are near their end of life and are inefficient. This recommendation is to replace the four existing HVAC split systems with higher, efficient 14 SEER condensing units, thermostats, new gas furnaces and evaporator coils. As noted, the new construction area already has a new HVAC system proposed. All related electrical, gas and refrigerant lines are included in the proposal, as well as other related duct work. TDIndustries will work with the contracted vendor, CORE Construction, to have HVAC installation finalized before the end of September when the renovations are slated for completion.

To facilitate the current renovation, staff and animals were relocated out of the Animal Services Facility. While the Facility is unoccupied, the City could correct the current deficiencies and replace the HVAC system without needing to relocate people and animals again in the future. A similar approach to moving identified Five Year Plan projects forward during renovations of City facilities was used for the Library and Justice Center. At the Library, we moved the roof replacement forward so it could take place with the renovation while the Library was closed for a year. At the Justice Center, we moved the replacement of the HVAC system on the Court side forward while we were renovating the Court side. In both the Library and Justice Center examples, staff was already relocated out of the facility and it provided us the opportunity to perform other identified projects without displacing staff again in the future.

The opportunity to replace the current HVAC system at the Animal Services Facility while staff and animals are relocated is in line with what we have done in the past.

Legal Review:

N/A

Fiscal Impact:

The fiscal impact of the agenda item is a total of \$71,400.00.

Recommendation:

The Engineering Department recommends approval of the National IPA proposal with TDIndustries for the replacement of the existing Animal Services Center HVAC units.