



Engineering, Operations, & Technology Committee

Metropolitan Headquarters HVAC System Upgrades

Item 7-1

September 9, 2024

Item 7-1 Metropolitan Headquarters HVAC System Upgrades

Subject

Authorize an agreement with IDS Group Inc. in an amount not to exceed \$400,000, for design services to rehabilitate the heating, ventilation, and air conditioning system at Metropolitan Headquarters Building

Purpose

Rehabilitation of the heating, ventilation, and air conditioning system to improve operational functionality and reliability

Recommendation and Fiscal Impact

Authorize an agreement for design services
Fiscal Impact of \$790,000

Budgeted

Location Map



Background – Metropolitan Headquarters HVAC System

- Building HVAC System
 - Original building infrastructure
 - Provides cooling for critical systems & climate safety standards
 - Uses three 450-ton chillers to cool building
 - 29 custom air handling units distribute cool air



Chillers



Air Handler

Background

- Building HVAC System deteriorating after 26 years of service
 - Efficiency & reliability of HVAC system decreasing
 - Frequent repairs are now needed
 - July 23 board action to repair a chiller
- Refrigerant is being phased out by the U. S. Environmental Protection Agency
- Staff recommends preliminary design to rehabilitate the HVAC system

Metropolitan Headquarters HVAC System Upgrades

Alternatives Considered

- Metropolitan staff to complete all preliminary design activities
 - Resource needs exceed staff availability
 - Specialized technical expertise required
- Selected Alternative – Use consultant services with specialized expertise

Metropolitan Headquarters HVAC System Upgrades

Project Scope

- Replace key equipment
 - Fluid coolers & associated mechanical, electrical & control system
 - Upgrade existing chillers
 - Refurbish existing air handling units
- Provide a more energy-efficient system

Metropolitan Headquarters HVAC System Upgrades

Metropolitan Scope of Work

- Perform surveys
- Provide technical oversight & review consultant's work
- Provide project management, project controls, & environmental documentation
- Oversee field inspections
- Obtain permits

Metropolitan Headquarters HVAC System Upgrades

New Agreement – IDS Group Inc.

- Selected through RFP No. 1361
- Scope of Work
 - Preliminary design services for HVAC system rehabilitation
 - Evaluation of industry standards for replacement equipment
 - Design criteria & cost estimates
 - Preliminary design
- NTE amount: \$400,000
- SBE participation level: 100%

Allocation of Funds

HVAC System Rehabilitation

Metropolitan Labor

Studies & Investigations \$ 147,000

Owner Costs (Proj. Mgmt., Envir. Support) 113,000

Professional/Technical Services

IDS Group Inc. 400,000

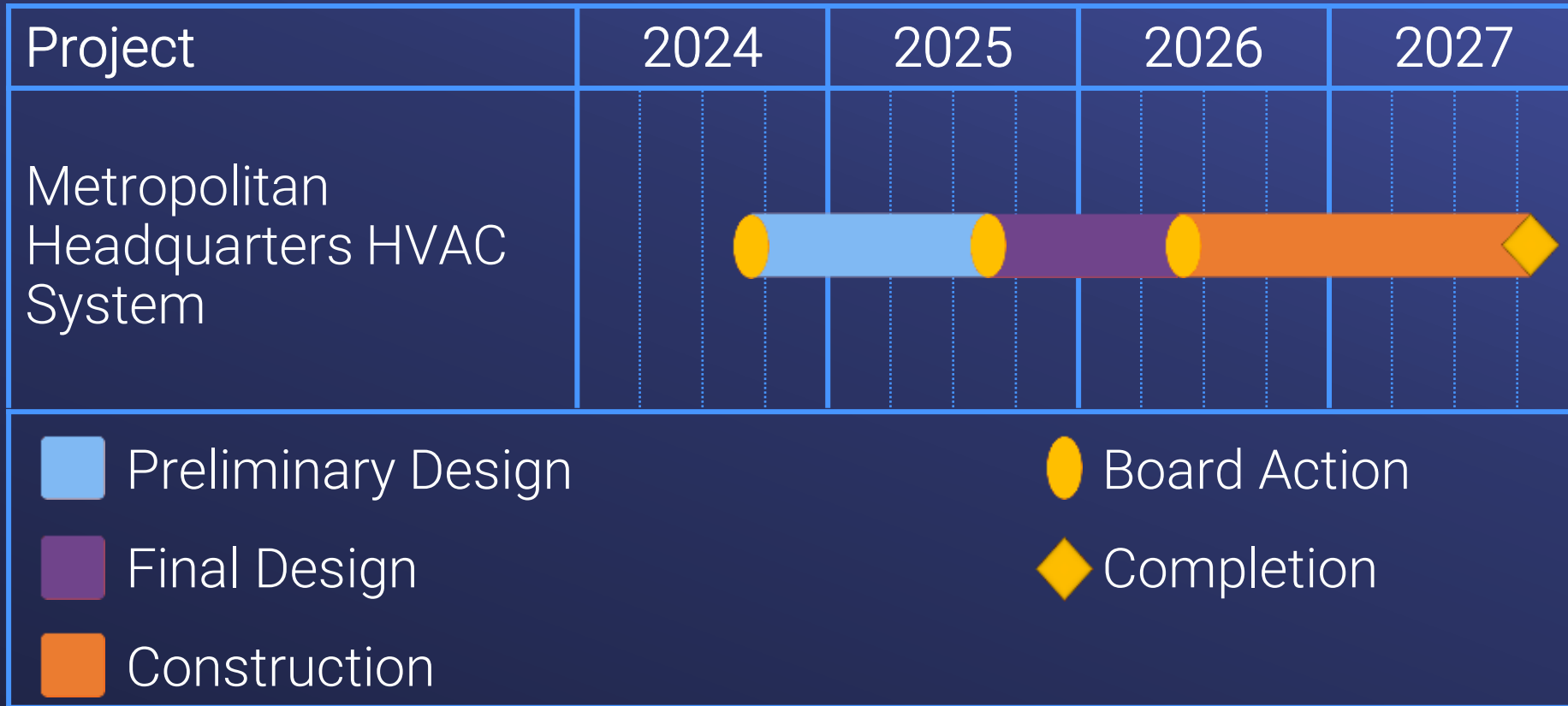
Value Engineering 40,000

Environmental Services 20,000

Remaining Budget 70,000

Total \$ 790,000

Project Schedule



Board Options

- Option #1

Authorize an agreement with IDS Group Inc. in an amount not to exceed \$400,000 for preliminary design to rehabilitate the HVAC system at Metropolitan Headquarters Building.

- Option #2

Do not proceed with the project at this time.

Staff Recommendation

- Option #1

