

ALAMEDA-CONTRA COSTA TRANSIT DISTRICT



STAFF REPORT

MEETING DATE: 9/9/2020

Staff Report No. 20-345

TO: AC Transit Board of Directors
FROM: Michael A. Hursh, General Manager
SUBJECT: Replacement of the Division 4 Transportation Building HVAC Chiller

ACTION ITEM

RECOMMENDED ACTION(S):

Consider authorizing the General Manager to execute a contract with Johnson Controls through a Sourcewell cooperative purchasing agreement, formally known as the National Joint Powers Alliance (NJPA), to replace the Division 4 Transportation HVAC chiller.

STRATEGIC IMPORTANCE:

Goal - Safe and Secure Operations
Initiative - Infrastructure Modernization

This project will replace an aging chiller unit that frequently breaks down creating a higher maintenance cost with a new dependable and efficient unit that will provide a more stable heating and cooling system for the Division 4 transportation staff.

BUDGETARY/FISCAL IMPACT:

This project was first included in the FY 19-20 Capital Budget and is continued into the FY 20-21 Capital Budget. Staff is requesting authorization for purchase of the chiller at an estimated cost of \$250,000 funded with District Capital.

BACKGROUND/RATIONALE:

The Heating, Ventilation and Air Conditioning (HVAC) system installed at the D4 transportation building is original to the building utilizing components and technology from 1984. The chiller unit is a component of the HVAC system providing cooling in the summer and is also used to regulate heat during the winter.

The current chiller installed at the D4 transportation building is a used unit that was purchased in 2014 as a temporary repair for the original 1984 model. The existing unit has now come to the end of its service life and has become very labor-intensive and costly to maintain.

The proposed replacement chiller unit would make the HVAC system more reliable and efficient to operate.

ADVANTAGES/DISADVANTAGES:

An advantage of approving this project is it will provide a reliable HVAC system, lower maintenance and emergency repair costs. Provide a suitable temperature controlled working environment during warm weather conditions for a 24-hour office building.

Staff could not identify a disadvantage with approving this project since the system is antiquated and beyond its service life. The current system is more susceptible to issues that would impact the temperature of the D4 transportation building and cause the workspaces of staff to be uncomfortable.

ALTERNATIVES ANALYSIS:

Staff explored the replacement of the entire HVAC system however the high cost and the potential for not fully utilizing the asset before the building is replaced made this option the least cost-effective.

PRIOR RELEVANT BOARD ACTION/POLICIES:

Staff Report- 20-062C- New Budget Goals, Proposed FY 2020-21 Budgets, Bi-Monthly Review

ATTACHMENTS:

None

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