

April 12, 2021

TO: NWRESD Board of Directors

FR: Rick Wahlstrom, Director of Operations & Tami Montague, Chief Finance Officer

RE: Request for Authority to Purchase Replacement HVAC Units at WSC

EXPLANATION:

On April 21, 2020, the Board of Directors approved Cardno to be the NWRESD engineer of record for the purposes of consultation on facility conditions. Following authorization, Cardno was contracted to conduct a Facility Condition Assessment and Prioritized Project Plan for the Washington Service Center, Hillsboro Early Childhood Center and Columbia Service Center.

The Washington Service Center report indicates deferred maintenance work of \$970,503. This work consists of:

- Clean exterior walls to remove dirt and soil staining and apply masonry sealer to inhibit future stains, projected cost \$112,116
- Replace 40 gallon water heater due to extensive corrosion around connections, failure expected within one year, projected cost \$9,904
- Replace 19 HVAC rooftop units, installed 1996, failure of units are expected within next 3 years, projected cost \$628,149
- Grind top 2" of asphalt and repave, repaint parking striping due to widespread alligator cracking and minor ponding, projected cost \$216,381

Two projects exceed the \$150,000 purchasing limit as detailed in Board Policy DJ; they are HVAC replacements and parking lot grinding and repaving. Staff has determined that a resurfacing of the parking lot should maintain the parking lot condition for several more years and therefore deferred at this time. Staff however does recommend the immediate replacement of HVAC units.

Staff identified an existing governmental contract through Intermountain Education Service District with WTI Tremco for roofing, building envelope and HVAC services and purchasing which NWRESD can purchase through. WTI Tremco and staff conducted a walk through to develop the attached projected cost and scope of work.

PRESENTER(S): Rick Wahlstrom, Director of Operations & Tami Montague, Chief Finance Officer

SUPPLEMENTARY MATERIALS: [Cardno - Washington Service Center Facility Condition Assessment](#), [Cardno - Hillsboro Early Childhood Center Facility Condition Assessment](#), [Cardno - Columbia Service Center](#), [WTI Tremco Cost Projection and Scope of Work](#)

RECOMMENDATION: Staff recommends the NWRESB Board of Directors approve up to \$940,869 for the purpose of replacing HVAC units and associated repairs and upgrades related to the HVAC replacements through WTI Tremco as defined by ORS 279A.205 and 279A.201, cooperative procurement authorization.

PROPOSED MOTION: "I move to approve up to \$940,869 for the purpose of replacing HVAC units and associated repairs and upgrades related to HVAC replacement at the Washington Service Center utilizing vendor WTI Tremco as defined by ORS 279A.205 and 279A.201."

WTI Tremco Cost Projections

Johnson Controls HVAC units	\$573,228
Upgrade to ultra efficiency units	\$93,757
MERV 13 filters on new units	\$6,563
Add Bi-polar ionization (infrared as an alternative)	\$48,983
Add demand controlled ventilation with unit mounted CO2 sensors	\$26,437
Re-balance all supply grilles throughout building	\$23,256
Provide new Sunbelt Reliable Controls for entire system	\$31,111
Seal windows, doors and vertical control joints	<u>\$52,000</u>
Subtotal Projected Cost	\$855,335
Project contingency at 10%	<u>\$85,534</u>
Total Projected Cost	\$940,869

Additional Upgrades*

Substitute Trane for Johnson Controls units, additional cost	\$45,053
Substitute ultra efficiency units with Trane brand	\$175,471

*Staff does not recommend these upgrades

Scope of Work

- Replace 19 existing RTUs with units that provide the same air flow, cooling and heating capacities. This includes RTUs 1-15 and 17-20. Have included Johnson Controls Core packaged units in base pricing.
- Includes curb adaptors on all new units.
- Will provide new gas regulators at replaced units and new gas connections.
- Includes new fused disconnects where needed on the new rooftop units.
- Includes 11 convenience outlets spaced not more than 25' apart from equipment.
- All units 6 tons and larger will have powered exhaust.
- Will provide structural engineering for seismic connections of units and curbs. If engineering shows structural upgrades are needed to the supporting structure, these upgrades will be priced as extra.
- There should be existing smoke detectors in the supply and return duct from each unit with 2000 CFM of air or more. Will leave these detectors in place and wire the relay back to the new unit for shutdown.
- Includes updating building DDC to modern Trane Tracer system. This work includes new controllers at 17 existing VVTs, new front-end graphics and system components.
- Includes a pre-demo survey of all existing equipment to understand total air flows and outside air settings. Will perform a final air balance of total unit air flow at new units only.
- Trade Permits
- 1-year parts and labor warranty