



KCCC HVAC CONTROL SYSTEM REPLACEMENT

RS-24-080

May 7, 2024

Background information

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- ❑ The Killeen Civic & Conference Center (KCCC) was allocated American Rescue Plan Act (ARPA) funds for the total replacement of the existing HVAC system with a high energy efficiency system to improve cooling and heating for the facility.
- ❑ The updated equipment will replace two (2) R22 chillers and all the heating elements for nine (9) air handlers.

Background information

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- ❑ January 2024, KCCC encountered a major issue with the HVAC control system which would not allow staff to properly regulate temperatures in the building.
- ❑ Tempset Controls (Tempset), the original installer of the control system, was contacted to bring the system back online.
- ❑ During the repair assessment, it was determined that the control system was malfunctioning and required a complete replacement.

Background information

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- ❑ Tempset currently operates thirteen (13) City of Killeen facilities.
- ❑ The system allows city staff to remotely operate the HVAC system.
- ❑ This upgrade will let us use the Distech BACnet building automation system.
- Distech BACnet is a technology that uses a communication protocol to connect different devices and sensors in the building, allowing for centralized control and monitoring of these systems.

Tempset Control System Replacement

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- ❑ Total replacement includes the following:
 - ▣ Supply and install a complete Distech Direct Digital control system.
 - ▣ BACnet controls including devices, wiring, transformers and enclosures.
 - ▣ All software programming and color graphic displays for each piece of equipment.
 - ▣ Design and as-built documentation.
 - ▣ Labor, start-up, and point-to-point verification.
 - ▣ Guarantee of system warranty including workmanship and materials under normal use and service.
 - ▣ System training.

TIPS Contract

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- ❑ Tempset Controls conforms to city policy based on their TIPS Contract. The purchase will utilize TIPS cooperative contract #22010601.
- ❑ Purchases made through a cooperative contract are exempt from the competitive bidding process as stated in the Texas Local Government Code (TLGC) §271.102.

Recommendation

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- Staff recommends the City Council authorize the City Manager or his designee to execute all necessary contract documents with Tempest Controls for the replacement of the existing HVAC control system at KCCC in an amount not to exceed \$179,220.