



# City of Killeen

## Legislation Details (With Text)

<b>File #:</b>	RS-18-078	<b>Version:</b>	1	<b>Name:</b>	Police Headquarters HVAC Repairs
<b>Type:</b>	Resolution	<b>Status:</b>	Passed		
<b>File created:</b>	8/17/2018	<b>In control:</b>	City Council		
<b>On agenda:</b>	9/11/2018	<b>Final action:</b>	9/11/2018		
<b>Title:</b>	Consider a memorandum/resolution authorizing an agreement for HVAC repairs at the Police Department Headquarters.				
<b>Sponsors:</b>	Police Department				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Agreement, 3. Controls Upgrade Proposal, 4. Geo Wells Proposal, 5. Certificate of Interesse Parties, 6. Presentation				

Date	Ver.	Action By	Action	Result
9/11/2018	1	City Council	Approved	Pass
9/4/2018	1	City Council Workshop		

Consider a memorandum/resolution authorizing an agreement for HVAC repairs at the Police Department Headquarters.

**DATE:** September 4, 2018

**TO:** Ronald L. Olson, City Manager

**FROM:** Charles F. Kimble, Chief of Police

**SUBJECT:** Police HQ HVAC Repairs and expenses

### **BACKGROUND AND FINDINGS:**

The Killeen Police Department is under contract with The Brandt Companies, LLC. for maintenance of the HVAC system at the police headquarters building. The contract is listed under TASB BuyBoard Purchasing Cooperative #558-15. The proposed maintenance will be performed under TASB BuyBoard Contract #461-14.

In recent months, the Facility Supervisor has been monitoring issues with the JACE (Java Application Control Engine) controllers. The controllers facilitate communication between the HVAC system computer, thermostat and HVAC units. The current controllers are failing and obsolete, affecting the proper function of the HVAC system.

The Brandt Companies, LLC. has submitted a proposal to replace the controllers with modern N4 units. The work will also include upgrading the controller software and security of the system. Cost for the replacement and system upgrade is \$25,995.

During the time when the issue with the JACEs was discovered and now, another issue arose. The

geothermal wells that provide cooling to the system are air locked. Pockets of air in the some of the wells have drastically reduced the efficiency of the cooling system. Leaving the problem unaddressed will place the system under strain and could damage the system or create other issues. Purging, filling and pressurizing the system will cost approximately \$12,097.

These expenses, in addition to pre-budgeted maintenance and repairs performed under our existing maintenance contract will cause expenses paid to this vendor to exceed \$50,000 this fiscal year.

**THE ALTERNATIVES CONSIDERED:**

Authorize the repairs and service as proposed.

Continue to use the obsolete JACE controllers with increasing repair costs and wait for the eventual failure of the HVAC system.

**Which alternative is recommended? Why?**

Replacing the controllers and upgrading the system software and servicing the geothermal wells is the only logical choice. Failure to do so will lead to a total system failure and increased expense.

**CONFORMITY TO CITY POLICY:**

This purchase conforms to City Policy and applicable laws.

**FINANCIAL IMPACT:**

The work is estimated to cost \$25,995 for JACE repairs and \$12,097 for geothermal well maintenance. The Police Department has identified budgeted funds to cover the expense.

**What is the amount of the expenditure in the current fiscal year? For future years?**

Current fiscal year expenditures for HVAC repairs and maintenance amount is \$41,389. The estimate for additional \$38,092 in repairs brings the total cost of HVAC and building repairs conducted by The Brandt Companies, LLC to \$79,481 or more for the current fiscal year.

**Is this a one-time or recurring expenditure?**

One-time expenditure

**Is this expenditure budgeted?**

Yes

**If not, where will the money come from?**

N/A

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

Funding is available in account #010-6000-441-4320 for heat and air repair.

**RECOMMENDATION:**

The city staff recommends that the City Manager or his designee be authorized to execute the agreement for repairs of the HVAC System at the Police Headquarters building by The Brandt Companies, LLC., through the TASB BuyBoard.

**DEPARTMENTAL CLEARANCES:**

Purchasing  
Finance  
Legal

**ATTACHED SUPPORTING DOCUMENTS:**

Agreement  
Controls Upgrade Proposal  
Geo Wells Proposal  
Certificate of Interested Parties