

Memorandum

To: Program, Projects and Operations Subcommittee
From: Randy Lee, NRC Building Manager
Subject: Natural Resources Center – Air Conditioning Replacement Project
Date: September 24th, 2020

The Papio Missouri River NRD recently requested bids for the NRC Air Conditioning Replacement Project. This is to replace the existing split AC System that has become an ongoing maintenance problem for many years.

The **40 Ton South Chiller** serves the NRD Offices and the original part of the building built in 1987 and has the original mechanical equipment. The compressor has been replaced 4 times in 33 years at a cost of approximately \$30,000 - \$50,000 per incident. The last compressor was installed August 5th, 2013 and is no longer under warranty which was 5 years.

The **20 Ton North Chiller** serves the USDA, Army Corps of Engineers, and DEQ offices in the 1996 addition to the building and has the original mechanical equipment. The compressor has been replaced 3 times in 23 years at a cost of approximately \$40,000 - \$50,000 per incident. Approximately 5 years ago, modifications were made to add a liquid pump and larger coil to improve efficiencies. The last compressor was installed in 2015 and had no warranty because the previous unit that failed had only one year left under warranty. The manufacturer does not extend a 5-year warranty after failure of a previous compressor that was under warranty.

By replacing the Air Conditioning system with an 80 ton unit the building will be cooled as a single unit. The new Jetson System will be much more energy efficient and replacement parts are readily available over the counter. This is a great advantage considering many of the competitors' parts are proprietary and can take days if not weeks to have on site for a repair.

The estimated cost for this Air Conditioning Project was \$275,000. The FY 20/21 Budget includes \$300,000 allocated for the replacement of the Air Conditioning System.

On September 24, 2020 at 10 a.m., the District opened bids for the NRC Air Conditioning Replacement Project. One (1) bid was received for \$208,200.00 The bid was submitted by Drexel Mechanical. Enclosed is a bid summary. District staff recommends that the bid be accepted and work to begin upon approval by the Board.

Management recommends that the Programs, Projects and Operations Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a contract with Drexel Mechanical in the amount of \$208,200.00 for the NRC Air Conditioning Replacement Project, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

NRC Air Conditioning Replacement Project

Bid Opening: September 24, 2020; 10:00 a.m.

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|-------------------------|-------------------|
| Contractor | Drexel Mechanical |
| Bid Security/Bond | YES |
| Signed Bid Form | YES |
| Addenda Acknowledgement | YES |
| TOTAL BID AMOUNT | \$208,200.00* |

*Management Recommendation