

AGENDA



Thursday, July 24, 2008

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 21**

Subject: Authorize execution of a construction contract with PEAK PURE AIR, Jonestown, Texas for the purchase and installation of Cooling Towers at the Rutherford Lane Campus in an amount not to exceed \$681,914.

Amount and Source of Funding: Funding is available in Fiscal Year 2007-2008 Capital Improvement Project Fund of the Finance and Administrative Services Department.

Fiscal Note: A fiscal note is attached.

For More Information: Mark Northcutt 974-3972, Robin Field 974-7064

Purchasing Language: Lower of two bids received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program through the achievements of Good Faith Efforts with 0.00% MBE, 3.18% WBE participation to date for this project.

On October 6, 2005, Council approved a budget of \$22,125,000 to purchase commercial property at 8301 Cameron Road and to complete renovations to make the site suitable for occupancy by various City departments. On January 3, 2006, the City of Austin closed on the purchase of the Rutherford Lane Campus, a four building campus. The purchase included two cooling towers in a state of deterioration due to age and/or poor design.

This request for action is for the disassembly and removal of the existing cooling towers and the purchase and installation of the new cooling towers for an amount not to exceed \$681,914. One cooling tower is located on Building 4, a stand alone facility which houses the 311 Call Center and divisions of Austin Police Department.

The current cooling tower on Building 4 is over 25 years old and in advanced state of deterioration. The second cooling tower, located on Building 1, is prematurely rusting and is running on a reduce number of motors. The type of chiller on Building 1 is no longer manufactured causing difficulty in finding replacing parts and was recommended to be replaced by the mechanical consultant when the building was purchased. The Variable Frequency Drive (VFD) in the new towers will allow the motor to run at a specific speed determined by the Direct Digital Control System (DDC) rather than starting and stopping all day long, thus allowing the tower to operate more efficiently. This process also produces a more constant water temperature to the chiller. The DDC can also reset the condenser water temperature to a set point as outside conditions change allowing the chiller to operate more efficiently.

This tower provides cooling to buildings 1, 2 and 3, which house divisions of Solid Waste Services, APD, CTM and Parks and Recreation.