



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 15, 2017

Re: Activity and Recreation Center HVAC Improvements and Appropriation

Executive Summary

The Parks and Recreation Department is requesting a mid-year appropriation of \$65,000 from the Department's Recreation Services User Fee fund to fund emergency repairs made to the HVAC system at the Activity and Recreation Center (ARC). The funding will cover the costs to replace the coils and dampers located within the natatorium HVAC system. Due to the current condition of the coils and dampers and potential for extensive damage with continued use, park staff requested permission from the City's Purchasing Department to proceed with emergency repairs to the HVAC system in the natatorium. The HVAC system could no longer sustain correct air temperatures or control humidity within the ARC natatorium and replacement of the coils and dampers was necessary to allow for proper operation of the HVAC system. The replacement of these components along with the previous replacement of the compressors will bring the units to like-new condition and allow the facility to operate at the optimum temperature and humidity levels. Staff had planned to do the replacement in the FY2018 budget, but equipment failure expedited the process. Repairs will be done by contract labor utilizing an existing term and supply contract with Trane Heating and Cooling.

Discussion

The Activity and Recreation Center (ARC), located at 1701 W. Ash Street, has provided citizens of Columbia with recreation and fitness opportunities since 2002. The 73,000 square foot facility includes an indoor leisure pool, gymnasium, fitness areas, indoor track and meeting spaces. The ARC serves more than 320,000 visitors a year.

The Parks and Recreation Department is requesting approval of an ordinance authorizing a mid-year appropriation of \$65,000 from the Department's Recreation Services User Fee fund to fund completed emergency repairs to the HVAC system at the Activity and Recreation Center. Park staff requested permission from the City's Purchasing Department to use contract labor to make emergency repairs to the natatorium HVAC system to replace the coils and dampers within the system. The replacement of these parts of the system was necessary to make the unit operational again so that natatorium temperature and humidity levels can be controlled at the correct levels.

After the replacement of the condensers within the HVAC system for the natatorium in the fall of 2016, staff discovered additional failing parts within the system and a recommendation from the manufacturer was made to shut down the operation of the system until the coils and dampers could also be replaced in the unit. Operating the unit in the current state would result in damage to the new condensers within the unit. The shutdown of the system



would result in the inability to mechanically control the temperature and humidity levels within the natatorium, so staff requested permission to complete emergency repairs to the unit to make it operational again for the facility to accommodate facility patrons. The replacement of these parts will return the unit to like-new condition and includes a limited warranty for all parts and labor.

The HVAC improvement project at the ARC has a total project budget of \$65,000 and is funded by the Recreation Services User Fee Fund. All work and materials will be completed using an existing term and supply contract with Trane Heating and Cooling.

Fiscal Impact

Short-Term Impact: The mid-year appropriation, totaling \$65,000, is funded by the Recreation Services User Fee fund. Staff does not anticipate any an adverse fiscal impact associated with the appropriation, and all work completed by the contractor will include a warranty for parts and labor. The length of the warranty will be determined upon final approval of the project.

Long-Term Impact: Once the improvements to the HVAC system are complete, staff anticipates a slight reduction in costs of operation due to improved energy efficiency and reduced maintenance needs for each unit.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the ordinance appropriating funds for the project.