



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2016

Re: Public Hearing - Activity and Recreation Center (ARC) HVAC Improvements

Executive Summary

Public hearing for the ARC HVAC Improvement Project. The project includes the rebuilding of the rooftop HVAC unit that controls the heating and cooling of the south side of the facility and the rebuilding of one of the compressors within the natatorium HVAC system that provides temperature controls to the natatorium. Both units are over 14 years old, and park staff has had to provide continual maintenance to each unit to keep them operational over the past three years. The renovations will bring the units to like-new condition and will maintain the facility at the optimum temperature without interruption to service. The project cost is \$85,000 and will be funded by the Recreation Services User Fee Fund. The project will be completed using contract labor under an existing term and supply contract with Trane Heating and Cooling. The renovations to the HVAC units at the ARC are expected to be completed this fall.

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 ARC HVAC Improvement Project includes using contract labor to rebuild the rooftop HVAC unit that controls the heating and cooling of the south side of the facility and rebuild of one of the compressors within the natatorium HVAC system that provides temperature controls to the natatorium.

Over the past three years, park maintenance staff has dedicated a large number of hours toward the maintenance of the HVAC system at the ARC to keep the system operational and the facility at optimum heating and cooling levels. During system evaluations and repairs, staff narrowed down the majority of the heating and cooling issues experienced at the ARC to the two units specified in this memo and consulted with the manufacturer of the units to determine the best course of action to eliminate the problems associated with the units and improve the overall efficiency of the HVAC systems at the facility. The recommendation from the manufacturer was to complete a rebuild of the existing rooftop unit and natatorium HVAC compressor, which includes the replacement of various parts within each unit, including condenser coils, compressor components, electrical controls and piping. The rebuild of each unit will return them to like-new condition and includes a limited warranty for all parts and labor. The renovations to the units will also improve the overall



energy efficiency, improve the operations of the units, and increase heating and cooling capacities.

The HVAC improvement project at the ARC has a total project budget of \$85,000 and is funded by the Recreation Services User Fee Fund. Staff anticipates that the improvements will be completed this fall. 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 \$85,000, 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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Suggested Council Action

After the public hearing, approve the ordinance authorizing and the ARC HVAC Improvement Project and appropriating the funds.