

# Memorandum

To: Finance Committee

From: Kain Smith, Director of Buildings & Grounds

Date: Jan 18, 2022

Re: Request to proceed with HVAC Automation Upgrade Plan

**Proposal:** I am proposing that we replace our HVAC Automation System that's no longer supported by the manufacturer because it's at its end of life. HVAC automation software has a 10 -15 year lifespan before the manufacturer ends support and our last upgrade was in 2008. I'm proposing a 5 to 6 year phase-in plan to replace the automation system and to install universal controllers in all buildings to give us the flexibility to switch systems more easily in the future. The total cost over the 6 year span will be approximately 2.6 million dollars which will be covered by LTFM funding. We are using a federal purchasing contract for a Schneider Electric software which allows us to keep our current HVAC vendor.

21/22 - \$235,755

22/23 - \$41,115

23/24 - \$855,140

24/25 - \$391,735

25/26 - \$317,690

26/27 - \$531,240

These prices will fluctuate year to year depending on parts replaced during this time span and cost fluctuation on parts and labor. McKinley & ALC weren't included in the costs due to their scheduled closings when prices were gathered. These two sites can easily be added in 27/28 if needed.

**Rationale:** This upgrade is needed not only to keep our current HVAC units running but also so we can look into replacing our HVAC units with newer units to meet the higher demands of Indoor Air Quality. I propose to go away from our current proprietary system and switch to a system that allows us to shop around for less expensive parts. This also gives us the flexibility to switch vendors if our current vendor isn't meeting our needs.

Thank you for your consideration.

Kain Smith