



# City Council Report

**Date:** October 20, 2014  
**To:** City Council  
**Through:** Alex Deshuk, Manager of Technology and Innovation  
**From:** Edward Quedens, MPA, C.P.M., CPPO, Business Services Director  
Matt Bauer, MBA, CPPO, CPPB, CPSM, Procurement Administrator  
**Subject:** Ratification of the Emergency Purchase of HVAC Chiller Compressor Replacement at the Mesa Active Adult Center - Downtown as requested by the Facilities Maintenance Department **(Citywide)**

## Purpose and Recommendation

Council is requested to ratify and approve the emergency replacement of a chiller compressor as recommended.

Facilities Maintenance and Purchasing recommend ratifying the emergency purchase of \$27,008.31 to W.D. Manor Mechanical Contractors, Inc.

## Background / Discussion

Under emergency conditions, Facilities Maintenance replaced a HVAC chiller compressor on Circuit 2 at the Mesa Active Adult Center, due to its failure. The chiller currently provides all the AC to the Adult Center and also to Oakwood Creative Care. Upon completion of Oakwood's grant-funded remodel project, Oakwood adult day health care facility will have its own separate HVAC and the Mesa Active Adult Center will continue to utilize the repaired chilled water system.

The emergency was that the chiller had stopped working, a rental chiller and generator were used to maintain a comfortable building temperature to keep both entities in business, until the replacement chiller was purchased and installed.

The Adult Center's chiller has been problematic with compressor failures due to its design. Two compressors were previously been changed on the same circuit during its approximate eight-year lifespan. The best alternative solution would be to replace the chiller but this is cost prohibitive (\$105,350.00).

The department obtained proposals from W.D. Manor Mechanical Contractors, Inc. and Daikin. Facilities Maintenance selected W.D. Manor to replace the compressor due to their low price, quality work and specific knowledge with York equipment, and inclusion of a five-year warranty on the compressor.

Facilities Maintenance recommended replacement by W.D. Manor. The emergency purchase was approved by the Facilities Maintenance Director and by the City Manager's Office.

## **Fiscal Impact**

The emergency compressor replacement is funded by the Project Management Program, Facilities Maintenance.

## **Coordinated With**

Facilities Maintenance and Purchasing

### **RATIFICATION FOR THE EMERGENCY REPLACEMENT OF ONE HVAC CHILLER COMPRESSOR AT THE MESA ACTIVE ADULT CENTER- DOWNTOWN**

***W.D. Manor Mechanical Contractors, Inc.***  
**Phoenix, AZ**

<b>Description</b>	
Labor, materials and delivery for the replacement of one York HVAC chiller compressor on Circuit 2 at the Mesa Active Adult Center - Downtown per HVAC Service Abstract dated July 29, 2014	
Labor	\$2,808.00
Materials	\$18,328.25
Extended Five-Year Warranty (Compressor Only)	\$3,680.00
Freight	\$850.00
Tax	<u>\$1,342.06</u>
<b>Total</b>	<b><u>\$27,008.31</u></b>