



CITY OF LODI  
COUNCIL COMMUNICATION

AGENDA TITLE: Report on Emergency Air Conditioning Equipment Replacement at Municipal Service Center Public Works Office

MEETING DATE: August 3, 2005

PREPARED BY: Public Works Director

RECOMMENDED ACTION: None required. Information only.

BACKGROUND INFORMATION: The compressor for the HVAC rooftop package unit that services the MSC Public Works office failed during the recent heat spell. The failure was diagnosed as burned/eroded compressor valves due to wear. The valve failure brought the unit's cooling performance to near zero and is consistent with the unit's declining performance for several seasons. The unit was original equipment to the building and manufactured in 1978.

Alternatives consisted of compressor replacement or a new rooftop package unit. Compressor replacement is less costly, but it risks damage to the new compressor by system contamination from the worn compressor components. Additionally, the remaining components, e.g. coils and contactors, are worn/aged and operate at reduced efficiency. Although an initially more costly option at installation, a new rooftop package unit operates more efficiently in terms of power consumption and effective cooling for the building's occupants. Additionally, the new unit alternative provides a warranty and reduced maintenance costs. Given the age of the entire package unit and the risk associated with compressor replacement, Facilities Services chose to install a new rooftop package unit.

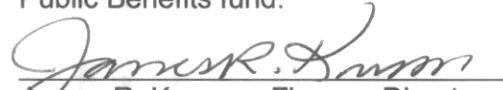
Facilities Services received two quotes for the work:

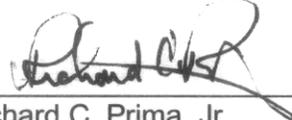
Chess Air: \$12,800  
Henderson Bros.: \$5,150

Henderson Bros. was instructed to proceed via purchase order on an emergency basis on July 15, 2005.

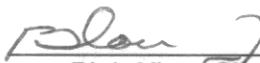
FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Facilities Services operating budget: \$3,862.50  
Public Benefits fund: \$1,287.50

  
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RCP/MZ  
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APPROVED:   
Blair King, City Manager