STAFF REPORT

Council Meeting Date: October 11, 2022

Subject: HCCA Chiller Rebuild Contract

Staff Resource(s): Chris Corl, HCCA General Manager

Action Requested: Adoption of a resolution authorizing the City Manager to execute a change order to the contract with Daikin Applied Americas Inc. for repairs & upgrades to the Harrah's Cherokee Center - Asheville (HCCA) chiller in the amount of an additional $265,000.

Background:

- The HCCA chiller service has been under contract with Daikin Applied Americas Inc. since August 11, 2017. The current contract expires on July, 31, 2023.
- HCCA recently upgraded Building Management System software, to assist with controls of the facility HVAC systems.
- This software creates a more energy efficient operation and reduces required on-site manpower during off hours.
- The current chiller at HCCA is nearly 25 years old and can not 'communicate' with the new software, resulting in a requirement for staff to physically turn on, off and adjust building temperature at the chiller unit.
- Repairs and upgrades will allow for more energy efficient operation and extend the useful life of the chiller by approximately 15-20 years of additional service.
- A brand new chiller would cost approximately $1.7 Million, therefore this repair and upgrade option is recommended.

Vendor Outreach Efforts:

- When initially contracted, staff performed an informal bidding process which included outreach to Minority & Women-Owned Business Enterprise (MWBE) service providers for services.
- No MWBE service providers responded.

Council Goal(s):

- A Thriving Local Economy
- A Clean and Healthy Environment

Committee(s):

- None

Pro(s):

- Reduced energy consumption with well maintained equipment with intelligent controls.

Con(s):

- None.

Fiscal Impact:

- Funding for this work is available in the HCCA Capital Projects Fund.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a change order to the contract with Daikin Applied Americas Inc. for repairs & upgrades to the Harrah's Cherokee Center - Asheville Chiller in the amount of an additional $265,000.

Attachment(s)

- Resolution

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO THE CONTRACT WITH DAIKIN APPLIED AMERICAS INC. FOR CHILLER REPAIRS AND UPGRADES AT HARRAH'S CHEROKEE CENTER ASHEVILLE

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, the City of Asheville is currently under contract with Daikin Applied Americas for the HCCA Chiller Service Agreement; and

WHEREAS, the City of Asheville desires to enter into the above-referenced change order to repair and upgrade the chiller with a contract amount not to exceed $265,000.00 ; and

WHEREAS, funding for said work is included in the Harrah's Cherokee Center Capital Maintenance account;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute a change order to the contract with Daikin Applied Americas Inc. for chiller repairs and upgrades at Harrah's Cherokee Center Asheville for an additional amount of $265,000.00.

Read, approved, and adopted this 11th day of October, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney