

Department of Public Works

City Hall
730 Washington Avenue
Racine, Wisconsin 53403
262.636.9121 – Public Works
262.636.9191 - Engineering



Mark H. Yehlen, PE
Commissioner of Public Works

Thomas M. Eeg, P.E.
Asst. Comm. of Public Works/Operations

John C. Rooney, P.E.
Asst. Comm. of Public Works/City Engineer

March 26, 2019

Legistar Item: 0318-19

Alderman John Tate II, Chairman
Public Works and Services Committee
Racine, WI

Re: Waive Formal Bidding for Emergency Replacement of Memorial Hall Chiller

I am requesting that formal bidding procedures be waived for the Emergency Replacement of the Memorial Hall chiller. Memorial Hall had 2 of the 8 chiller compressors short out last winter which ended their useful service life and took the chiller out of service. The estimated cost to replace just these 2 compressors is \$64k, but was not anticipated or budgeted for in 2019. While just replacing the 2 compressors would get the 1999 chiller system back in operation, there are 6 more compressors that could also fail and shut down the system prior to 2027, where \$350,000 is budgeted for the replacement of this chiller. Based on this potential, it would be more cost effective to replace the entire chiller system now to keep all controls and equipment up to date.

The existing chiller system is tied into our Johnson Controls Metasys system, so the new chiller would need to again be tied into this system. I received the attached design from Johnson Controls Inc., to remove the existing chilled water system and replace it with a York air cooled chiller at a cost of \$284,680.00. Just to compare it to a comparable project, in 2014 we replaced the City Hall Chiller System at a formal bidding cost of \$340,580.00 as well as a \$20,850 Design and Inspection cost. The air cooled chiller at City Hall was a 180 ton unit where the Memorial Chiller would be replaced with a larger 270 ton unit, as designed by Johnson Controls. Based on the cost difference between these comparable projects, this is a reasonable price for this project and can be accommodated prior to the summer season when the chiller system will be needed.

I would request that formal bidding procedures be waived and that the City enter into an agreement with Johnson Controls Inc. for an emergency replacement of the Memorial Hall chiller system at a cost of \$284,680.00. Resolution 1248-19 was approved which allows for the waiving of formal bidding on items pertaining to the Johnson Controls Metasys System, which is a portion of this project.

Funding to defray the cost of these services is available in Org-Object 60623 57200, Memorial Hall Building Improvements, which would postpone the 2019 tuck-pointing work and use up the 2018 CIP funds budgeted for this site.

Sincerely,



Thomas M. Eeg
Assistant Commissioner of Public Works/Operations

Attachment

TME:njp

Cc: Mayor Mason
Jim Palenick
Kathy Kasper