

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT
MEMORANDUM
08/01/2022

TO: FRAQMD BOARD OF DIRECTORS

FROM: Christopher D. Brown, AICP, APCO

SUBJECT: Authorize Budget amendment of \$130,900 for replacement of HVAC system at District Office, approve exception to bidding authorize the APCO to sign related documents

RECOMMENDATION:

Authorize Budget amendment of \$130,900 for replacement of HVAC system at District Office, approve exception to bidding and authorize the APCO to sign related documents

BACKGROUND:

The District's Building at 541 Washington Ave in Yuba City was built in the mid-1980s as a dental office and has been remodeled several times since then. The HVAC system has been troublesome since the District purchased the building in 2015. In 2020 the District contracted with RB Spenser to evaluate the system and determine if it is properly designed for the current use. RB Spenser found the system had undersized "residential" ductwork with incorrectly sized blowers. In addition, the zoning is not properly designed and the AC units undersized for the unit as well. Their recommendation was for a complete replacement of the system since no components are worth saving. Since 2020 the system has failed twice requiring repeated visits from RB Spenser to repair the system.

Overall, much of the equipment is outdated with the exception of one of the three compressors which was replaced by the prior owner during the closure of the sale of the property. These units are of the fixed speed type which run a "full speed" whenever activated whereas newer compressors are of the variable speed type which run at lower speeds to save money. During the summer months the District's electric bill regularly exceeds \$1000 a month mainly due to this outdated equipment.

The current system is unbalanced and results in some employees being far too hot while others are required to wear sweaters and coats in the office. The system is a frequent source of employee complaints.

The proposed replacement system will include proper zone control, outside fresh air intake (important for dealing with COVID), room occupancy sensors and other tools to save costs and provide a more comfortable working environment.

The proposed project will not include changes to the separate basement HVAC system although some components (like the newer Compressor) may be salvaged for use on that system.

EXCEPTION TO BIDDING:

RB Spenser has conducted extensive work on the District HVAC system for several years and recently conducted a full engineering study of the current system. Because of this they are uniquely qualified to do this work.

FISCAL IMPACT:

This expense was not listed in the draft budget because the cost estimates were still being developed.

This is a one-time expense which will likely serve the District for many years into the future.

The District has adequate reserves to cover this expense.

LIST OF ATTACHMENTS

RB Spencer Proposal



American Standard
HEATING & AIR CONDITIONING



1188 Hassett Ave. Yuba City, Ca 95991
Phone: (530) 674-8307
Cell/Text: (530) 812-3250
Email: rbogdonoff@rbspencerinc.com

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Preliminary Proposal/Agreement

PROPOSAL SUBMITTED TO Feather River Air Quality Management c/o Kris Brown	TODAY'S DATE 7-24-22 revised	DATE OF PLANS/PAGE #'S None, no specifications
PHONE NUMBER (530) 770-1488	EMAIL apco@fraqmd.org	JOB NAME / Description Complete HVAC System upgrade
ADDRESS, CITY, STATE, ZIP 541 Washington Ave, Yuba City, California 95991	JOB LOCATION Same (Excludes basement system)	

Upgrade the two existing 3 ton Heating/Cooling systems to new higher efficiency 5 ton systems

AC System - New refrigerant outdoor AC units - new refrigerant lines & covers- new AC electrical connections, electrical disconnect boxes, circuit breakers & electrical lines - New Ultralite AC pads. New indoor AC coils - flush the existing AC drains, add condensate drain safety (wet) switches & ceiling saver drain pans.

Gas Furnace - High efficiency natural gas furnaces, New electrical connections(cords) to the existing lines - new gas connections with sediment trap, connectors and shut off valves to the existing lines - new PVC furnace exhaust flues - modify/cap the existing attic platforms, existing attic access

New touchscreen wi-fi capable digitally programmable thermostats and control wiring as needed
Two ERV Energy Recovery Ventilators up to 200 cfm for building ventilation, up to 65% recovery efficiency
Two Zone Control system for up to 4 zones of independent temperature control
All new "balanced," larger, R-8 Heavy insulated, tight seal, foil jacketed, High performance attic flex ducting with new high flow commercial supply air grilles and high flow commercial return air registers
Connect to and replace the ducting to the existing fresh air ventilation (if any, pending inspection, compliance)
MERV 13 high efficiency 4" pleated carbon filters (two per system to maintain proper system airflow)
Two NuCalgon iWave-D ionizing air purifier for added indoor air quality & germicidal protection
Includes computerized sizing, and room by room computerized sizing for airflow balancing
We will start and test the system when compete - Includes the required Permits & HERS test/certifications
Excludes any "other" system modifications, existing components, ceiling modification, items not listed
The existing equipment and duct system appears to be miss matched, unbalanced, undersized restrictive and underperforming. New ducting is included to provide proper efficient comfort throughout the building.
Limited **1 year** RB Spencer Installation/labor guarantee (excludes existing components, void if serviced by other)
Limited **1 year** RB Spencer Maintenance/check (excludes existing components, void if serviced by other)
Includes **prevailing wage requirements**, standard hours 7am 4pm, owner occupant to provide access
Limited manufacturer commercial warranty 1yr parts, 5yr compressor, 10yr heat exchanger

Two American Standard 5 ton Equipment systems (all options pending further verification & approval)

16 SEER 2 stage Air Conditioning, 9 HSPF Heat Pump heating, 95 AFUE 100kBTU 2 stage back up natural gas heating, efficient fan. Hybrid dual fuel system for cleaner air, with performance.

\$119,159 Investment above

Additional Options (add to investment above if selected, desired, or required)

\$to be determined, additional capacity, ducting, outside air to meet code, performance, or future needs

Excludes, design, system size, ceiling modifications, roofing, fire, or smoke provisions of any kind, outside air compliance, indoor air quality components of any kind, bracing/structural, framing, access, platform, pads, ducting, attic insulation, existing items, code upgrades, sheetrock, painting, modifications, concealed items, or upgrades not listed. Any additional or unforeseen items will be extra. System performance is based on the existing building components, usage & weather.

Annual periodic maintenance and payment is required to validate the any warranty/guarantee.

See GoGreenfinancing.com for finance options. (Owner agrees to pay RB Spencer in full regardless of financing terms)
All options are pending equipment availability, Covid and other shortages exist. Substitutions or wait lists may be required.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. If job is cancelled after ordering equipment, you will be responsible for re-stocking fees or charges. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.
FOR YOUR PROTECTION: Due to increases in email and computer fraud. Please do NOT share your confidential information, banking, or credit card numbers. We will NOT ask for them in an email, text or online. If you have any questions or concerns, please call our office directly. Thank You!

RB Spencer
Signature _____ Richard Bogdonoff Note: this proposal may be withdrawn by us
CA HIS# 45527SP if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment as follows** 10% down with the remainder upon billing or approved financing, 3% Cash discount
Owner / Responsible party Signature: _____ **Date** ____/____/____