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DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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OFFICE OF THE DIRECTOR

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DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

May 14, 1991

Joint Budget and Finance
Transportation and Community Development Committees

Sacramento, California

Honorable Members In Session:

SUBJECT: REPORT-BACK ON PROPOSED CIP #800F
FIRE STATION #9 HVAC IMPROVEMENTS

SUMMARY

This is in response to the Joint Committee 2nd CIP Hearing on April 9, 1991, during which the Committee requested a report back on the energy and maintenance efficiency related to replacing the HVAC system at Fire Station No 9, 5801 Florin-Perkins Road, as requested in CIP #800F.

BACKGROUND INFORMATION

The current heating and cooling at Fire Station No. 9 is provided by four heatpumps. These heatpumps were installed with the original building in 1978. The typical life expectancy of a heatpump is 10 to 15 years. These heatpumps have reached an age and condition where minor repairs are frequent and a major repair (compressor failure) can be expected in the near future.

The four units will be replaced with gas furnace/air condition units that are more efficient, less costly to operate and have a longer life expectancy (15-20 years). The cooling Energy Efficiency Ratio (EER) of the new units indicates they are 32% more efficient. In addition, the new units will have air economizers to allow cool morning and night time air to cool the building. This represents an additional 10% increase in cooling efficiency. Heating bills are projected to be 31% less.

Joint Committee

Re: Proposed CIP 800F - F.S. #9 HVAC

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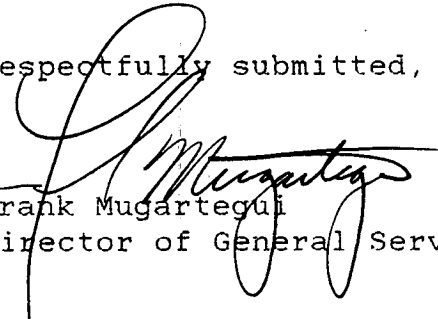
FINANCIAL DATA

The estimated annual cost savings is \$8,000 from increased operating efficiency and reduced maintenance cost. The project would have a 10 year payback. In addition, with the longer life of the new equipment, these savings will continue 5 to 10 years after the project cost is recovered.


CONCLUSION

Replacement of all units would eliminate most of the minor maintenance problems and avoid the facility "downtime" and the higher cost of doing the work as an emergency major repair. The current age of 13 years for the heatpumps and the number of maintenance calls indicates a complete unit replacement would be the most effective solution.

Respectfully submitted,


Frank Mugarategui
Director of General Services

RECOMMENDATION APPROVED:


JACK R. CRIST,
DEPUTY CITY MANAGER

May 21, 1991
District #6

Contact Person:
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