

**Submitted by: David P. Massaron, Chief Business Officer, Chief Financial Officer and Senior Vice President for Finance and Business Operations; Treasurer**

## **Faculty Administration Building (FAB) - HVAC Controls Repair and Upgrades**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or her designee, approve spending to design, solicit bids, and award contracts for FAB HVAC Controls Repair and Upgrades with a project cost not to exceed \$2,173,500. Funding for this project will be provided by Bond Funds.

### **Background and Project Description**

This project will eliminate chronic temperature control issues in FAB and address leakage through the air handler 1.

The project scope will include all of the following:

- Replacement of Carrier controls with Siemens controls, including rewiring the 480V system.
- Moving rooftop variable frequency drives (VFDs) to separate housing and prevent water damage.
- Integrating the controls of all 4 units.
- Staging outdoor dampers to provide better air quality control and increase turn rates.
- Replacing pneumatic controls with direct digital controllers to give our building automation system (BAS) control of the spaces.
- Updating controls logic to utilize space temperature averaging to integrate hot and cold decks.
- Replacing exterior ductwork with exterior grade ducting materials to protect the system from moisture and leaks.
- Adding reheat systems to interior variable air volume (VAV) boxes which do not have reheat capabilities now.
- Replacing boiler systems and circulation pumps in mechanical room.
- Providing cooling in the glass vestibule in the west side of the building.
- Air balancing the system during commissioning.

The project will be awarded in accordance with university policies and procedures.

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**Project Budget**

<b>Funding Source</b>	
Bond Funds	\$2,173,500
<b>TOTAL Sources</b>	<b>\$2,173,500</b>
<b>Expenditures Plan</b>	
Installation and Commissioning	\$1,782,900
Consulting Fees	\$25,000
Contingency	\$365,600
<b>TOTAL Expenditures</b>	<b>\$2,173,500</b>