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.
### Project Budget

<table>
<thead>
<tr>
<th>Funding Source</th>
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<tbody>
<tr>
<td>Bond Funds</td>
<td>$2,173,500</td>
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**TOTAL Sources**  
$2,173,500

<table>
<thead>
<tr>
<th>Expenditures Plan</th>
<th></th>
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<tbody>
<tr>
<td>Installation and Commissioning</td>
<td>$1,782,900</td>
</tr>
<tr>
<td>Consulting Fees</td>
<td>$25,000</td>
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<tr>
<td>Contingency</td>
<td>$365,600</td>
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</tbody>
</table>

**TOTAL Expenditures**  
$2,173,500