



CITY OF KIRKLAND
Department of Public Works
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MEMORANDUM

To: Marilynne Beard, Interim City Manager

From: Ray Steiger, P.E., Interim Public Works Director
Donna Burris, Internal Services Manager

Date: April 6, 2010

Subject: PETER KIRK COMMUNITY CENTER HVAC REPLACEMENT PROJECT
ACCEPT WORK

RECOMMENDATION

It is recommended that City Council accept the work on the Peter Kirk Community Center HVAC Replacement Project, as completed by Trane U.S. Inc. Comprehensive Solutions Group (Trane) through the State of Washington's Energy Savings Performance Contracting program, and establish the statutory lien period.

BACKGROUND AND DISCUSSION

In January 2008, the City of Kirkland entered into an Interagency Agreement with the State of Washington General Administration, Division of Facilities, Engineering and Architectural Services (GA) to provide Energy Conservation Project Management Services. Through the Interagency Agreement, the GA utilized the State of Washington's Energy Savings Performance Contracting program to identify, design, and implement the best overall solution for optimizing the efficiency of the HVAC and ancillary systems for the Peter Kirk Community Center (PKCC). This project was funded by life cycle reserves that had been set aside for PKCC.

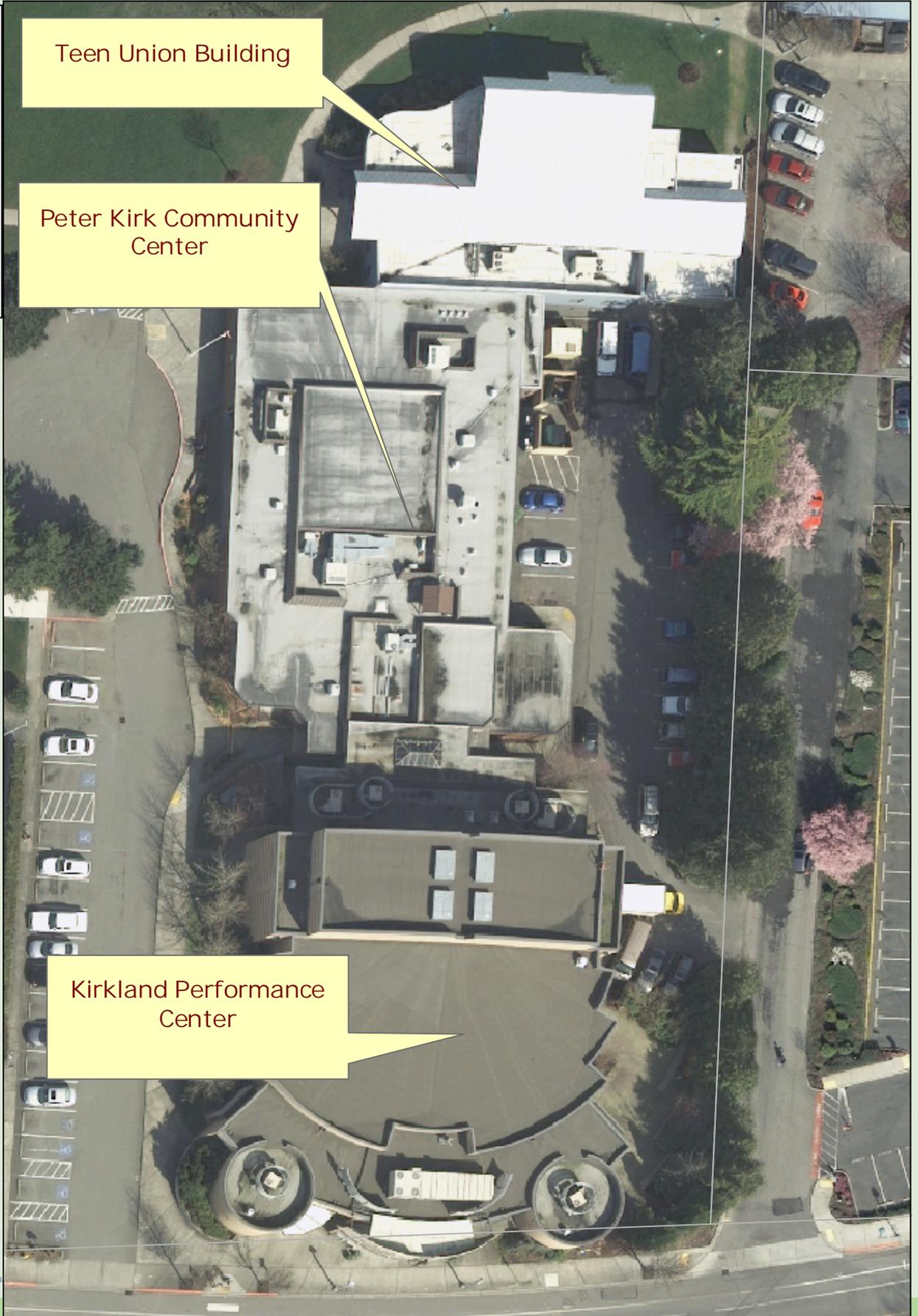
Utilizing the GA's selection process, Trane was chosen to conduct the Energy Audit and Services proposal for the City which resulted in a recommendation to retrofit the six existing rooftop DX / electric resistance heating with seven high-efficiency, low-ambient, rooftop heat-pump systems (Attachment A) providing an estimated 36% reduction in electricity costs and annual greenhouse gas emissions reduction of approximately 144,000 lbs of CO₂e. In addition to these savings, the units would be controlled by new Delta Control systems and be tied into the City's Facility Management System.

On August 4, 2009, Council authorized the signing of funding approval forms allowing the GA to complete Energy Conservation Project Management Services on behalf of the City of Kirkland for the Peter Kirk Community Center HVAC Replacement Project. Council also authorized funding approval forms for Trane to proceed with the replacement of the HVAC units as recommended in the amount of \$186,347; the final amount paid to the Contractor was \$183,600. Accounting for Puget Sound Energy's incentive credit and overall GA administration fees, there is a remaining project budget of \$6,300 that will be returned to the Facilities sinking fund reserve (Attachment B).

Peter Kirk Community Center HVAC Project



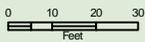
Vicinity Map



Teen Union Building

Peter Kirk Community Center

Kirkland Performance Center



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PKCC HVAC REPLACEMENT PROJECT

Project Budget Report

