

# **TOWN** *Of* **PARADISE VALLEY**



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## **STAFF REPORT**

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**TO:** Mayor Bien-Willner and Town Council Members

**FROM:** Jill Keimach, Town Manager  
Lisa Collins, Community Development Director  
Brent Skoglund, Public Works Director  
Paul Mood, Town Engineer  
Jason Harris, Capital Projects Administrator

**DATE:** September 9, 2021

**AGENDA TITLE:**  
**Town Hall Chiller Replacement Update**

**RECOMMENDATION:**  
Information and discussion related to the Town Hall chiller replacement project.

**SUMMARY STATEMENT:**  
The existing chiller was installed in 2002 and has an average life span of twenty years. Parts to maintain the equipment are becoming difficult to find and more expensive. Town Hall has seventeen fan coil units, of which, two had to be replaced in the past few years. In July 2021, the Town commissioned LSW Engineers to conduct an HVAC System Study to assess the existing chiller system as well as to provide recommendations for HVAC system replacement. Two options being considered are:

Option 1 is a like for like replacement of the existing air-cooled chiller, fan coil units, and removal and replacement of all supply and return chilled water piping.

Option 2 is a new variable refrigerant flow/volume (VRF) system with centralized condensers with distribution via fan coils and ceiling cassettes.

In August 2021, the Town sought input from the contracting community and other municipalities as to their HVAC system replacements and costs, as well as, air quality technologies being used. Town staff recently visited the city of Scottsdale's Center for Performing Arts, which uses a chilled water system with both ionization and ultraviolet light to increase their indoor air quality.

After reviewing the LSW HVAC System Study, talking to other municipalities, visiting the City of Scottsdale facility, and reviewing contractor cost information, Town staff recommends Option 1, which is a new chiller system and replacement of the chilled water piping and fan coil units.

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Additional factors in this recommendation include:

1. Lower initial cost.
2. Longer life expectancy of 25 years vs. 15 years (VRF)
3. Less impact to staff offices during construction.
4. Less filters and less outsourcing of maintenance.
5. Staff familiarity with operating and maintaining a chiller system.
6. Ability to implement and maintain air quality technology.

Staff is seeking Town Council's comments and direction in order to proceed further with contracts for design and construction. The chiller system is a long lead item and will need to be procured as soon as possible to complete the work during the winter and spring when temperatures are lower.

The attached presentation provides more detail on costs and other considerations for each of the above options.

### **BUDGETARY IMPACT:**

Information and discussion only.

### **ATTACHMENT(S):**

- A. Staff Report
- B. Presentation