



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Staff Report

File #: 21-495

Version: 1

Date: 11/22/2021

Item #: 6.b.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Krishna Namburi, Employee, Enterprise, and Technology Services Department
Director

SUBJECT:

Reallocation of Fiscal Year 21-22 Capital Improvement Plan project Pringle Parkade lighting upgrade funds

Ward(s): Ward 1

Councilor(s): Councilor Stapleton

Neighborhood(s): CANDO

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure

SUMMARY:

The lighting upgrade at Pringle parkade is an approved Capital Improvement Plan project budgeted at \$150,000. Facilities Services will reallocate these funds to partially replace heating, ventilation and air conditioning (HVAC) system equipment at fire station #1 and improve the lighting in the main library parkade.

ISSUE:

Reallocation of \$150,000 from FY 21-22 adopted construction fund to partially replace heating, ventilation and air conditioning (HVAC) system equipment at fire station #1 and improve the lighting in the main library parkade.

RECOMMENDATION:

Information only

FACTS AND FINDINGS:

The current year adopted budget includes \$150,000 to upgrade the lighting at Pringle parkade. Due

to recent theft, vagrancy and vandalism in the area, Facilities initiated lighting improvements in Spring 2021 as a safety measure and deterrent. Lighting areas improved included the west-facing floodlights, rooftop level, and stairwell lighting at the cost of \$39,902.36 from other allocated funds.

Facilities Services recommends that the \$150,000 funding for upgrading the remaining deck lighting would make a more significant impact if spent in other areas.

Fire station #1 partial HVAC replacement

Station #1 is Fire Department's headquarters. The firefighters' dormitory occupies one-third of the interior conditioned space while administrative staff for all 11 stations occupies the remaining two-thirds.

The HVAC system is a Daikin 21-zone multi-split system served by four roof units. This system was installed in 2010 as part of the fire seismic bond/remodel project. This equipment has an expected life of 20 years.

Since 2012 Facilities Services has documented twelve major failures of the roof units. Five of those have been in the last twelve months. Each failure resulted in 24 to 72 hours without central heating or cooling in both the firefighter dorm and administration areas. The majority of these failures was a refrigerant piping leak/blowout at the roof units, which resulted in approximately 50 lbs. of R-410A refrigerant leaking into the environment each time.

Despite research, numerous discussions and inquiries with the equipment manufacturer and Facilities' HVAC contractor of record, the cause of the failures is/remains unknown.

Facilities Services recommends replacing the four roof units with the updated version of the same models. The estimated cost is \$83,590. Facilities will begin work immediately while temperatures are milder, and the use of the HVAC equipment is in lower demand.

Main library parkade lighting upgrades

The main library parkade lighting was recently upgraded with the library renovation bond proceeds, however the lighting in the parkade appears darker now than before. The estimated cost to further improve the lighting is \$51,300. Facilities will engage its electrician of record to order the fixtures to get them replaced as soon as their schedule allows.

Sufficient budget authority exists within the FY 2021-2022 adopted budget for completion of the projects described above: fire station #1 partial HVAC replacement (\$83,590) and main library parkade lighting upgrades (\$51,300). The funding for both projects would come from the \$150,000 originally allocated for Pringle parkade lighting upgrades.

Jim Schmidt
Facilities & Fleet Services (AIC) Manager

Attachments:
None.

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