



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Mayor Eisenbeisz and Assembly Members

**Thru:** John Leach, Municipal Administrator 

**From:** Amy Ainslie, Acting Public Works Director 

**Date:** September 30, 2024

**Subject:** School Heat Pump Replacement - Project Adjustment

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### Background

The Public Works Department became aware of two failed heat pumps at Sitka High School through the incorporation of school maintenance into CBS building maintenance operations. The two failed heat pumps service the shop area of the high school.

Project 90990, "Blatchley Heat Pump Replacement" has approximately \$125,000 of funding leftover that building maintenance would like to utilize to replace the failed heat pumps at Sitka High School. The remaining funds in Project 90990 would be sufficient to perform these replacements, and may be able to cover additional heat pump issues at school buildings should they arise.

### Analysis

While under Sitka School District management, an evaluation was conducted by a contractor who identified a short-cycling problem as the cause of failure, which then precipitated a compressor failure. The recommendation is to replace the two, larger (85k BTU) failed units with three, smaller (60k BTU) units; the smaller units are more appropriately sized to not overload the system and cause another short-cycling problem. The estimated cost at this time is approximately \$70,000.

While the units have been down, the shop areas have relied on heating from the building's electric forced air system which will not provide sufficient heat in colder, winter months. Given the age of this system, staff believes it is inadvisable to rely on it as the primary heat source. If the Assembly provides approval to use the funds in Project 90990 for Sitka High School, the new heat pumps should be in place by December.

By renaming the project and expanding use of the funds, building maintenance will be able to more quickly address critical heating issues in our school buildings.

**Fiscal Note**

There is no request for additional funding at this time. Funds are already available under the Blatchley Heat Pump Replacement project, however, the scope would be expanded to encompass heat pump replacements at other school district buildings.

**Recommendation**

We propose a simple project name change to, "School Heat Pump Replacement" so that the remaining funds can be used for the failed Sitka High School heat pumps and any other school-building heat pump issues that may arise.

### Project Inquiry - 90990 - Blatchley Heat Pump Replacement

General **Budget to Actual**

Summary   

Budget Method **Project LTD** Status **Active**

#### Expenses

Original Budget	\$0.00
Budget Amendments - Posted	\$600,000.00
Budget Amendments - Unposted	\$0.00
<b>Total Budget</b>	<b>\$600,000.00</b>
Actual	\$475,000.97 <input type="checkbox"/> 79.17%
Encumbrances	\$0.00 <input type="checkbox"/> 0.00%
Unposted Transactions	\$0.00 <input type="checkbox"/> 0.00%
Available Budget	\$124,999.03 <input type="checkbox"/> 20.83%

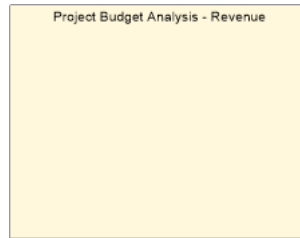
#### Revenue

Original Budget	\$0.00
Budget Amendments - Posted	\$600,000.00
Budget Amendments - Unposted	\$0.00
<b>Total Budget</b>	<b>\$600,000.00</b>
Actual	\$600,000.00 <input type="checkbox"/> 100.00%
Unposted Transactions	\$0.00 <input type="checkbox"/> 0.00%
Available Budget	\$0.00 <input type="checkbox"/> 0.00%

#### Net Difference

Surplus/Deficit - Budget	\$0.00
Surplus/Deficit - Actual	\$124,999.03

Expenses & Revenue Graphs Show/Hide



Unposted Activity

General

Contracts