

Kenai Peninsula Borough
Purchasing and Contracting Department
Maintenance Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *CP*

FROM: John Hedges, Purchasing and Contracting Director *JH*
Scott Griebel, Maintenance Director *SG*
Brandi Harbaugh, Finance Director *BH*

DATE: March 5, 2020

SUBJECT: Ordinance 2019-19-30, Appropriating \$1,000,000 from the School Fund to the School Capital Project Fund to Provide Funding for Digital Controls at Homer High School and Areawide Theater Lighting (Mayor)

The direct digital control (DDC) system within the Homer High School (HHS) facility is original to the site's 1985 construction and has exceeded its useful life expectancy. The system has remained serviceable only due to an inventory of retained spare board parts (surpluses from other renovated sites), limited third party component repair support (no factory support), and the abilities of a competent and trained maintenance staff. KPB Maintenance's ability to keep the system in proper working order is quickly diminishing. System failure creates a potential for damages to the facility that far exceed the cost of the system replacement. One such occurrence was mitigated this winter due to a system failure that led to a busted sprinkler pipe. The Kenai Peninsula Borough (KPB) Maintenance Department and the Purchasing and Contracting Department recommend that the system be replaced with new Siemens industries DDC controls. The materials and services will be procured through a government purchasing group, specifically GSA, to allow for an immediate response to the need and a new operating system installed as soon as possible.

Additional to the HHS's DDC needs are operational deficiencies with theater lighting systems throughout the KPB. There has been a desire to install more efficient lighting, but the old analogue controls are not compatible with the new LED components. There are some new control systems that interface with existing components, providing smooth control signal that can govern LED devices and do not require wholesale system replacement. Additionally, until recently LED devices have been quite costly. The preventative driver has been cost and priority relative to other systems throughout the borough. Recently the systems in question have become more and more troublesome functionally and have

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required a larger maintenance effort. Upgrade to the systems will improve functionality, energy efficiency, and a vast reduction in maintenance associated with bulb device replacements (long life LEDs).

The funding for the relocation costs currently exist in the School Maintenance Fund representing in-kind support to KPBSD. To meet accounting requirements and due to the size and nature of the project, the expenditures should occur in the School Capital Project Fund.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct. No.	<u>241.27910</u>
Amount:	<u>\$ 1,000,000</u>
By: <u>BH</u>	Date: <u>3/3/2020</u>