



Meeting Date: October 27, 2026

Consent Agenda: Facility Chiller Replacement and Server Room HVAC Replacement

BACKGROUND:

Greater Richmond Transit Company (GRTC) began operations at its current facility at 301 East Belt Boulevard in 2010. Now 16 years old, the facility's chiller is beyond the end of its useful life. Parts and components are becoming increasingly difficult to source. An evaluation by GRTC's HVAC contractor has resulted in a recommendation for full replacement of the equipment.

HIGHLIGHTS:

- GRTC's HVAC contractor, Colonial Webb, proposes to replace the chiller with a unit by the same manufacturer to minimize changes to structural support, hydronic piping, power supply, and utilities connections. The work will include demolition and replacement of the existing chiller and connection to the facility's building automation system (BAS), which controls and monitors the HVAC system. This project will also include installation of fittings so that a portable chiller can be connected to the facility piping in the event of maintenance or repair requiring a total shut down of the chiller, or future equipment failure.
- After the chiller is ordered, manufacturing lead time is estimated to be a minimum of 36 weeks, with the equipment expected in late June or early July 2027. Because this equipment is being manufactured to meet Buy America requirements, this lead time could be extended.
- GRTC received a Virginia Department of Rail and Public Transportation MERIT Minor Enhancement grant for \$447,000 for the chiller replacement for Fiscal Year 2027. GRTC's HVAC contractor submitted a proposal fee of \$417,633.05. After reviewing the proposal and fee, GRTC staff concluded that they were justified, fair, and reasonable.
- This project is funded through a FY2027 MERIT Capital Assistance grant and appears in the draft FY2027-FY2032 Six-Year Improvement Program. The funding breakdown for this grant will be:
 - 28% Federal Share
 - 68% State Share
 - 4% Local Share

RECOMMENDATION:

Staff recommends that the Board of Directors approve a purchase order in the amount of \$417,633.05 and expenditures for this project not to exceed \$447,000.00 for replacement of the chiller at 301 East Belt Boulevard.

Ellen Robertson, Secretary
GRTC Board of Directors

Date