

# Betty Ehart Senior Center HVAC Replacement Project

Incorporated County of Los Alamos  
Public Works & Community Services Department

County Council  
June 30, 2026

# Project Scope

- HVAC Replacement
  - Replace the existing natural gas heating and evaporative cooling system with an all-electric Variable Refrigerant System (VRF) for heating & cooling
- Electrical System Upgrades
- New Lighting and Ceiling Finishes
- Forthcoming General Renovations
  - Window & Door Replacement
  - Various Building Finishes & ADA upgrades

# Project Budget

PROJECT BUDGET SPREADSHEET	
BETTY EHART SENIOR CENTER HVAC REPLACEMENT	
<b>Project Budget</b>	<b>Amount</b>
MFM FY2025 - BESC HVAC Replacement	\$ 190,000.00
MFM FY2026 - BESC HVAC Replacement	\$ 2,800,000.00
FY 2026 Capital Improvement Project (CIP) Fund - BESC Renovations	\$ 2,010,000.00
<b>Total Recommended Budget</b>	<b>\$ 5,000,000.00</b>
	<b>Cost Proposal</b>
<b>Expenses</b>	
All-Rite Task Order No. 33: HVAC, Electric & Lighting Upgrades, Ceiling Grid	\$ 3,673,522.86
NMGRT, 7.6875%	\$ 282,402.07
<b>Subtotal</b>	<b>\$ 3,955,924.93</b>
Electrical Service Upgrade (DPU)	\$ 50,000.00
Moving and Storage Services	\$ 5,000.00
Contingency ~ 15%	\$ 608,394.07
<b>Total</b>	<b>\$ 4,619,319.00</b>
Commissioning (w/Tax)	\$ 58,150.00
Design Development (w/Tax)	\$ 95,980.00
Construction Documents & Construction Administration (w/Tax)	\$ 226,551.00
<b>Total Expenses</b>	<b>\$ 5,000,000.00</b>
<b>Total Project Budget</b>	<b>\$ 5,000,000.00</b>

- Funding: \$5M MFM and CIP Combined
  - Includes \$1M ALTSD grant
- Expenses to Date \$380,681
  - Design Development
  - Construction Docs. & Construction Admin,
  - Commissioning Engineering Services
- Construction Costs \$4,619,319
  - Labor & Equipment \$3,995,924.93
  - Electrical Service Upgrade \$50,000
  - Moving and Storage Services \$5,000
  - Project Contingency \$608,394.07

# LARSO & Senior Services Coordination

- Fuller Lodge will host Congregate Meals, Day Out program, and Transportation Office's operations
- Meals will be cooked at the White Rock Senior Center kitchen and brought to Fuller Lodge kitchen for serving
- Similar service model used by LARSO during previous renovations to the BESC kitchen and White Rock Senior Center
- LARSO's Transportation Services will continue serving Day Out members
- Public Works staff will temporarily designate additional accessible parking spaces at the Fuller Lodge parking lot to accommodate LARSO members driving to the daily Meals

# Project Schedule

- July 2026
  - Order HVAC Equipment
  - Obtain Permits
- July – August 2026
  - Finalize Design Plans for General Renovations
  - Revised Task Order to Council
- August 2026
  - Congregate Meals/Day Out Begin at Fuller Lodge
  - Mobilization of Crews
  - Moving & Storage
  - Demolition
- May 30, 2027
  - Completion of All Renovations, i.e. HVAC & General Renovations

# Questions/Discussion