

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: 2021 Prairie HVAC Quotes

DATE: August 24, 2021



SUMMARY:

The Prairie office building (855 Prairie) has a total of eleven furnaces and air conditioners. Four of the furnaces and their respective air conditioning units were over 20 years old and were replaced last winter.

In 2020 we had a consultant assess the systems to determine if there was a better way to operate the building. They recommended replacing with like systems or higher efficiency and to expect a useful life of 7-1/2 to 10 years. Following the consultants recommendations, staff provided a uniform scope of work that was quoted by all the contractors.

As budget allows, the goal would be to eventually replace all the units over the next 2 years. The new replacement units will be much more efficient and require less maintenance. Staff is seeking to replace another three units this year and the remaining four next year.

Quotes were solicited on August 12, 2021, and the results were as follows:

Contractor	Quote
Air Rite	\$23,775
MG Mechanical Service	\$24,000
Mel-O-Air	\$35,624

Air Rite has furnished & installed HVAC units at other park district locations and staff has been pleased with their work.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A.

REVENUE OR FUNDING IMPLICATIONS:

Account #	Description	Budget
10-101-856-52-5210-0000	Prairie HVAC Year 2	\$32,000

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

N/A

ATTACHMENTS:

Excerpts from Berg Engineering assessment from January 9, 2020

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's accept the quote from Air Rite for \$23,775.

Excerpts from Berg Engineering assessment from January 9, 2020

Recommendations:

1. Replace the existing ten vertical (F-1 through F-10) and one horizontal (F-11) gas fired natural vent standard efficiency furnaces and associated cased cooling coil and remote refrigerant condensing unit with a like system meeting current energy Code requirements. Consider replacement with a higher efficiency condensing type furnace if cost associated with replacing existing gravity venting with a direct venting arrangement is deemed reasonable.

Comments:

1. The multiple furnace with condensing unit approach is not untypical for this building type. This system alternative is generally chosen for its low first cost compared to other decentralized and centralized systems. The on-off thermostat control of the unit heating and cooling results in some noticeable room temperature swing and limits humidity control. These residential quality furnace and condensing units have a useful service life of 7-1/2 to 10 years, have fan capacity adequate for limited duct distribution, and are capable of providing no more than typical space ventilation rates.