HOFFMAN ESTATES PARK DISTRICT
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The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

AGENDA
SPECIAL BOARD MEETING
TUESDAY, JUNE 2, 2015

Immediately following 7pm B&G Committee Meeting

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. REPAIR OF PSSWC DECTRON UNITS 1 AND 2 / M15-070A
6. COMMISSIONER COMMENTS
7. ADJOURNMENT

ALL MEETINGS ARE HELD IN THE BOARDROOM OF THE SCOTT R. TRIPHAHN COMMUNITY CENTER & ICE ARENA AT 1685 W. HIGGINS ROAD IN HOFFMAN ESTATES UNLESS OTHERWISE SPECIFIED.

WE INVITE THOSE WHO MAY NEED AN ACCOMMODATION DUE TO A DISABILITY TO CONTACT US 48 HOURS IN ADVANCE. PLEASE CONTACT JANE KACZMAREK, EXECUTIVE ASSISTANT, AT 847-885-7500.

MEMORANDUM #15-070A

TO: Board of Commissioners
FROM: Dean R. Bostrom, Executive Director
Craig Talsma, Deputy Director/Director of Admin & Finance
John Giacalone, Director of Park Services/Development & Risk Mgt.
Mike Kies, Director of Recreation & facilities
SUBJECT: Repair of PSSWC Dectron Units 1 and 2
DATE: May 29, 2015

Background

PSSWC has two Dectron units, one for each swimming pool area. The Dectron units are very complicated HVAC equipment. Each unit heats, cools, and dehumidifies one of the pool rooms. This is accomplished through a series of temperature and humidity sensors, self-operating louver doors, heating / drying coils, compressors, and computer operated controls, all within one unit. The units are original equipment and new had an estimated useful life of 15 years.

With indoor swimming pool air quality being made up of chlorinated air which is very corrosive to all metal surfaces, the Dectron units need intense maintenance and at times substantial repairs. Staff originally put efforts into securing budget numbers to replace both Dectron units, but wanted to evaluate continuing to repair the units in hopes of acceptable functionality.

Implications

The PSSWC Dectron units have a long history of high repair costs by both in-house and contractual service people. Currently both Dectron units are running at about 40% efficiency and unit # 1 has to be manually reset every couple hours to keep it running at all. More importantly, neither unit's dampers are working to bring in outside air, and this could be a building code violation.

Staff secured a repair cost from Trane who is also installing the temperature controls project at TC. Like the TC project this proposal for PSSWC of parts and labor has been pre-bid through the National Joint Purchase Alliance.

For a cost of $13,827.00, Trane proposes for Dectron # 1:
Replace 4 defective Actuators
Replace two belts
Replace one temperature sensor
Free up all dampers

For a cost of $13,388.00, Trane proposes for Dectron # 2:
Replace 3 defective actuators
Replace 2 belts
Free up all dampers

Total combined project cost of $27,215.00

In extensive conversations with Trane, they truly believe the units need to be replaced. Full replacement of these units would cost between $750,000 and $900,000. There are many cost savings, ROI calculations, and even leasing options that would go into the decision for a project of this magnitude. These will be explored for the 2016 budget.

Trane has emphasized that the current proposal will not completely fix these units but may extend their life another six to twelve months. They will not be running at full efficiency but it is hoped that they can be maintained to run until next year. In doing this project, the most important aspect is to free the dampers and perhaps fix one of the leaking units. After that, the additional work may or may not be financially prudent depending on how well the units react to freeing the dampers. It is also possible something else may be discovered that must be fixed as well once the dampers are freed.

With this work completed, staff believes we should have a maintenance agreement with Trane to ensure quick response should the units fail. The maintenance package provides discounted service calls and a priority response time; additional parts and labor are based on time and materials. We do not have an exact price on the service option as Trane is finalizing that cost, however we should have a final number by next Tuesday.

Due to the age of the units and the fact that there could be unforeseen circumstances in this project, staff requests an additional 10% contingency be added to the project.

This expenditure is unbudgeted this year and would be funded by unused appropriations from the Capital Fund's reserve balance.

Recommendations

Staff recommends awarding a contract to Trane to repair both Dectron units at a cost not to exceed $27,215.00 with a 10% project contingency. Additionally, staff recommends adding a 12 month service contract for the units. The exact cost for this will be presented at the meeting.