



VILLAGE OF ORLAND PARK

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Master

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Agenda Entry: Village Hall HVAC Improvement Project - Phase 1

Final Action: 05/06/2024

Title: Village Hall HVAC Improvement Project - Phase 1

Notes:

Sponsors:

Res/Ord Date:

Attachments: Executive Summary-Village Hall Boilers, Letter of
Commitment-Village Hall Boilers

Res/Ord Number:

Drafter:

Hearing Date:

Department

Effective Date:

Contact:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	Public Works Department	04/26/2024	INTRODUCED TO BOARD	Board of Trustees			
0	Board of Trustees	05/06/2024	APPROVED				Pass

Text of Legislative File 2024-0331

..Title

Village Hall HVAC Improvement Project - Phase 1

History

The Orland Park Village Hall, which was constructed in 1988, houses six (6) Village departments and approximately seventy-five (75) Village staff. While several facility improvements have been completed recently, including Board Room and office renovations, life safety and security upgrades, soffit and window repairs, and general aesthetics improvements, many other important building systems, including mechanical and HVAC systems, are original to the building.

Based on recommendations from the "2021 Facilities and Operations Master Plan", the Public Works Department worked with a consultant to complete the "Village Hall HVAC Study" in 2023. The goal of the study was to further evaluate the existing Village Hall heating, ventilation, and air-conditioning (HVAC) systems and provide

recommendations for upgrades. The study recommended a multi-phased (two-year) project approach that would result in better operational efficiencies, improved indoor air quality, higher level of occupant comfort, and increased reliability. Ultimately, this would require an extensive level of effort, including the replacement of existing boilers and RTUs, a reconfiguration of the hot water distribution, control upgrades, and improvements to occupant zoning.

As such, the Public Works Department reached out to Trane, Inc., which offers “Turnkey Contracting and Engineering” HVAC solutions utilizing OMNIA Cooperative Contract (#3341).

It should be noted that this same approach was utilized for the “Main Pumping Station Facility Improvement Project” in 2022, which came in underbudget and on time. Engineers from Trane subsequently visited Village Hall with Public Works Facility staff members to inspect the building’s mechanical and HVAC systems. In agreement with the Village Hall HVAC Study, Trane proposed a two-phase approach to this project as outlined in the Trane Executive Summary “Orland Park Village Hall - Boiler System Replacement”.

Phase 1 of this project would include the replacement of the two (2) existing boilers with high efficiency condensing boilers and associated mechanical equipment. The existing boilers, which are original to the building and provide the main source of heat for Village Hall, are beyond their American Society of Heating and Air-Conditioning Engineers (ASHRAE) serviceable life expectancy. Ongoing use of the boilers will result in further decreased efficiency and reliability, and increased repair costs.

Under the proposed plan, the design for Phase 1 would be completed in 2024, while the actual construction of Phase 1 would be completed in 2025. Phase 2, which would include the replacement of existing four (4) RTUs, ductwork, humidification/piping modifications, and VAV/control upgrades, would be completed in 2026. Approval for the design of Phase 2 will be presented to the Village Board at a later time.

A cost estimate for the design and construction work associated with Phase 1 is complete and currently being presented to the Board for review/approval. A summary of the project cost estimates is provided below:

Village Hall Phase 1 Design Proposal: \$7,950.00

Village Hall Phase 1 Design/Construction Cost Estimate: \$440,000.00

The next step in the Trane Turnkey process would be for the Village to provide a Letter of Commitment to Trane, Inc. for desired scopes of work. The Letter of Commitment would authorize Trane to move to the Proposal Stage, in which Trane would complete a full set of project design plans and provide the Village with a cost proposal for the execution of those plans based on OMNIA Racine Contract #3341.

As part of the Letter of Commitment for Phase 1, which is attached for review, the Village would commit to reimburse Trane for the engineering costs of \$7,950.00

associated with the design plans if project does not move forward with using Trane after the Proposal Stage. As the Village would own the engineering documents developed by Trane, should the Village opt to not move forward with Trane as the General Contractor for the project, the Village would be able to use those plans as bid documents. If the Village opts to move forward after the Proposal Stage with Trane, Inc. as the project General Contractor, then all associated engineering costs would be included in the stated proposal pricing.

Under this scenario, Trane, Inc. would act as the project engineer and general contractor, and the scope of work includes full construction management, mechanical/electrical/structural engineering, installation and subcontracting, material shipping and storage, and a one (1) year labor and materials warranty. As previously mentioned, this same approach was successfully utilized for the "Main Pumping Station Facility Improvement Project" in 2022.

Based on their initial scope estimates, the project cost estimate for the construction of Phase 1 is \$440,000.00. During the design processes, opportunities to reduce this cost will be factored. Permission to proceed with the final Village Hall Phase 1 project plans and proposal from Trane, Inc. would require a separate review and approval by the Village Board of Trustees, which would occur after the 2025 budget review period is complete. A cost estimate for Phase 2 is in progress.

Financial Impact

Funding for the Phase 1 Engineering Costs are available in GL account 1008010-432500.

Funding for the construction of the Village Hall HVAC Improvements is currently budgeted in the 5-Year Capital Budget in the total amount of \$3,000,000.00 (\$1,000,000 per year) over three years (2025-2027). Based on the proposed 2-year plan for these improvements, an adjustment to the Capital budget may need to be requested.

Recommended Action/Motion

I move to approve the use of the cooperative purchasing contract OMNIA Partners Trane Racine #3341;

AND

Approve the "Letter of Commitment" for the Orland Park Village Hall - Boiler System Replacement with Trane, Inc. dated April 23, 2024;

AND

Approve to reimburse Trane for the engineering costs of \$7,950.00 associated with the Phase 1 design plans if the project does not move forward after the Proposal Stage;

AND

Authorize the Village Manager to execute all related documents, subject to Village Attorney review.