

EXECUTIVE SUMMARY

Trane® Turnkey Contracting



Orland Park Village Hall

14700 Ravinia Ave, Orland Park, IL 60462

Boiler System Replacement

Executive Summary Prepared for:

- Joel Van Essen - *Director of Public Works*
- Mike Mazza - *Operations Manager - Natural Resources & Facilities*
- Scott Hiland - *Supervisor - Natural Resources & Facilities*

REVISED April 23rd, 2024

Existing Conditions

The Boilers (Qty 2) that serve the Orland Park Village Hall are original to the building (1988) and at 36 years old are beyond their ASHRAE serviceable life expectancy. Ongoing use of the boilers will result in further decreased efficiency & reliability and increased repair costs.

It is the desire of the Village of Orland Park to replace the Boiler system with new high efficiency Boilers (with redundancy) and all associated mechanical, electrical and controls work.



Trane's Turnkey Development & Engineering Team has reviewed the onsite existing conditions in detail with the Village of Orland Park staff's assistance and input.

Utilizing Trane's competitively bid and awarded Cooperative Purchasing contract (OMNIA Partners Trane Racine #3341), we propose the following designed, engineered, and fully contracted Turnkey Solution:

High Efficiency Boiler System Replacement

Demolition/Removals:

- Mechanical and Electrical disconnects
- Disconnect piping, gas, flue
- Demo/removal/disposal of existing pumps, boilers, and required system components

Furnish and Install:

- **New High Efficiency Condensing Boiler System w/ redundancy (Qty 2 Boilers)**
- **New Secondary Hot Water Pumps (Qty 2) and all required Specialties**
- **New Variable Frequency Drives (VFD), (Qty 2) for HW Pumps**
- **New Domestic Hot Water Boiler (Qty 1) with Recirculation Pump**
- **Hoisting, cartage, and work-planning for safe removal and installation**
- **Mechanical Installation:**
 - Set/install new boilers (Qty 2)
 - Set/install new pumps and specialties (Qty 2)
 - Set/install new domestic hot water boiler (Qty 1) and recirculation pump
 - Re-pipe entire system for new boilers
 - Piping for pumps & specialties
 - Hot water pipe insulation
 - Gas piping
 - Cold air intake and Flue
 - Install replacement bypass feeder
 - Fill, test, and flush
 - Chemical treatment
 - Install side stream filters
- **Electrical Installation:**
 - Power to boilers (Qty 2)
 - Power to pumps (Qty 2)
 - Control wiring to boilers and pumps
 - Emergency stops
- **Controls/BAS**
 - New Trane Controls for Boiler Plant system & components
 - Comm to boiler for setpoint control and alarm monitoring
 - Hot water setpoint reset
- **Testing & Balancing**
- **Start Up**
- **Commissioning**

Trane® Commercial HVAC, Upper Midwest Region
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Boiler System Design, Furnish, & Install

Turnkey Budget.....\$440,000

Trane® Turnkey Inclusions

- Mechanical, Electrical engineering
- Trane Turnkey Project Manager, Single Point of Contact
- All required Installation/Subcontracting
- Design Plans Provided to Owner
- Site Specific Safety Plan

General Exclusions:

- Permit costs & fees (*Trane to assist VOP with permit drawings/documentation*)
- Taxes
- Performance and Payment Bonds
- Asbestos abatement
- Premium time
- Upgrading existing non-compliant code issues outside of our Scope of Work
- Temporary services
- Any other services not explicitly outlined within this summary

Next Steps:

- VOP to provide a Letter of Commitment (*Trane will help prepare*)
- Letter of Commitment will authorize Trane to develop engineering and provide a fully developed **Final Proposal** with unique coop quote number and **Design Drawings** for review and acceptance.
- As part of this Letter of Commitment, Owner shall commit to reimburse Trane for the Engineering costs (**\$7,950**) **if** project does not go forward. If Project proceeds with Trane, then all associated Engineering costs are included/absorbed in the Final Proposal pricing.

We sincerely thank you for the opportunity and look forward to continuing to help the Village of Orland Park with this high efficiency Boiler System Replacement.

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