



EXECUTIVE SUMMARY

Trane® Turnkey Contracting / Energy Solutions



Recreation Administration Building

14600 Ravinia Ave, Orland Park, IL 60462

HVAC System Retrofit 2024

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 May 22nd, 2024

Existing Conditions

The Recreation Administration Building currently utilizes two Air Handling Units and an outdoor Condensing Unit that serve the facility basement and 1st Floor via ten (10) zones. The system is beyond its ASHRAE recommended life expectancy, has reliability issues, and further costly repairs and maintenance to the system is neither desired by the Village of Orland Park, nor recommended by Trane.

It is the desire of the Village of Orland Park to implement a full-system replacement that provides an energy efficient, modern, HVAC system.



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 System Retrofit with Thermal "Ice" Storage



Demolition/Removals:

- Disconnect/demo/remove/dispose existing AHUs, piping, and ductwork
- Disconnect/demo/remove/dispose existing Condensing Unit, piping
- Electrical disconnects, make-safe

Design/Furnish/Install New

- **New Trane high efficiency Air-Cooled Chiller (Qty 1),**
 - Exterior mounted
- **New Thermal Storage ("Ice") Tanks (Estimated Quantity 4)**
 - Exterior mounted
 - With Ice pump package
- **New Trane Custom Air Handling Unit (AHU), (Qty 1)**
 - In Mechanical Room
- **New Trane VAV Boxes (Qty 10)**
 - In Mechanical Room, serving all 10 zones
- **Piping for Chiller, Ice Tanks, and AHU (incl insulation for chilled water pipe)**

Trane® Commercial HVAC, Upper Midwest Region
7100 S. Madison Street Willowbrook, IL 60527 United States Tel (888) 770-6469



Design/Furnish/Install continued...

- **Crane**
- **Cartage, rigging, hoisting, logistics, and work-planning for safe removal and installation**
- **Mechanical Installation**
 - Set/install thermal storage tanks
 - Set/install air-cooled chiller
 - Set/install AHU
 - Medium pressure ductwork
 - Medium pressure round supply duct
 - Hang/set VAV boxes (Qty 10)
 - Low pressure supply ductwork
 - Return air ductwork
 - Outside air ductwork
 - Ductwork insulation
 - New hot water mains
 - Hot water run-out
 - Hot water hose kits
 - Hot water insulation
 - Fill-test-flush
 - Piping for Chiller, Ice Tanks, and AHU (incl insulation for chilled water pipe)
- **Electrical Installation**
 - Power to air-cooled chiller
 - Power to AHU
 - Misc power
 - BAS wiring
- **New Trane Controls and Air-Fi Wireless for VAVs. Controls and BAS tie-ins to existing system beyond scope of this project.**
- **Testing & Balancing**
- **Trane Startup of Equipment**
- **Final Commissioning of System**

Trane® Commercial HVAC, Upper Midwest Region
7100 S. Madison Street Willowbrook, IL 60527 United States Tel (888) 770-6469



Note: This high efficiency, energy saving Thermal Storage System Retrofit Solution qualifies for IRA (Inflation Reduction Act) ITC-48 (Investment Tax Credit) incentives of 30% (plus potential bonus % adds to 40%+) project value credit to Owner after completion of project. Trane to advise and assist with facilitating ITC application process and required support documentation.

Rec/Admin Building Additional Turnkey Scope Improvements:

- Remove/Replace Existing Louvers
- New Domestic Hot Water Heater System
- Boiler Piping Flushing
- Drip/Condensate Pump System
 - Wiring excluded from budget, to be done by others (*radio/antenna firm*)

Trane® Turnkey Base Bid Budget.....\$1,395,000

Trane® Turnkey Inclusions

- Trane Turnkey Project Manager, Single Point of Contact
- Mechanical, Electrical engineering
- Structural Engineering as required
- All required Installation/Subcontracting
- Design Plans Provided to Owner
- ComEd Rebate evaluation and facilitation
- Site Specific Safety Plan

Trane® Commercial HVAC, Upper Midwest Region
7100 S. Madison Street Willowbrook, IL 60527 United States Tel (888) 770-6469



General Exclusions:

- Permit costs & fees
- 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 (**\$19,750**) **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 facility modernization.

Tim Reynolds

Account Executive

Trane® Turnkey Contracting

312.771.7436 cell

Timothy.Reynolds@trane.com