



## EXECUTIVE SUMMARY

Trane® Turnkey Contracting / Energy Solutions



# Orland Park Health & Fitness Center HVAC System Upgrades

15430 West Ave, Orland Park, IL 60462

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** July 19<sup>th</sup>, 2024

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:



## Trane® Turnkey Scope of Work OPHFC System Retrofit - Rooftop Units (RTUs) & VAVs

### Existing Removals/Demolition

- Demo/Remove/Dispose of existing chiller, pumps, AHUs and required system demo
- Remove and replace all ceilings to access existing VAV boxes and install new
- Demo/Remove/Dispose of existing VAV boxes (terminal units)
- All electrical disconnects/make-safe

### Furnish & Install New

- **Quantity 5 – New Trane® High Efficiency Rooftop Units (RTUs)**
  - RTU Capacities: 50-ton, 60-ton, 20-ton, 30-ton, 90-ton
  - Curb Adapters included
  - **5-Year Parts and Labor Warranty included**
- **Quantity 45 – Trane® Variable Air Volume Terminal Units (“VAV Boxes”)**
  - High efficiency modulating w/ hose kits
  - **5-Year Parts and Labor Warranty included**
- **Cranes**
- **All required hoisting, cartage, and work-planning for safe removal and installation of Equipment** (*existing access & site logistics reviewed by Trane*)
- **Remove/replace of existing ceiling tiles**
- **Mechanical Installation**
  - Supply/return/outside air ductwork in mechanical room
  - Gas to RTUs
  - Set/install curbs, RTUs on roof
  - All required piping, connections for RTUs
  - Set/install VAV Boxes (Qty 45)
  - Duct Connections for VAVs
  - Piping Connections for VAVs
- **Electrical Installation**
  - New breakers (Qty 5)
  - Re-power RTUs
  - BAS control wiring
  - Wireless zone sensor installation
- **Trane Controls on VAV Boxes and BAS tie-in to existing system**
- **Trane Start-up of all equipment**
- **Testing & Balancing**
- **Final Commissioning**



**Design/Furnish/Install  
Turnkey BUDGET.....\$2,990,000**

**Trane® Turnkey Inclusions**

- Trane Turnkey Project Manager, Single Point of Contact
- Mechanical, Electrical engineering
- Structural Engineering, roof load analysis
- All required Installation/Subcontracting
- Design Plans Provided to Owner
- Temporary storage of major equipment, delivered to jobsite on day of installation
- ComEd Rebate evaluation and facilitation
- Performance and Payment Bonds (*per VOP's request*)

**General Exclusions:**

- Permit costs & fees
- Taxes
- 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 authorizing Trane to develop engineering and provide a **Final Proposal** with 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 (**\$43,600**) **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**

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