



VILLAGE OF ORLAND PARK

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Master

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Agenda Entry: OPHFC HVAC Improvement Project - Trane Turnkey

Final Action: 08/05/2024

Title: OPHFC HVAC Improvement Project - Trane Turnkey

Notes:

Sponsors:

Res/Ord Date:

Attachments: Executive Summary_OPHFC, Letter of Commitment_OPHFC

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	06/17/2024	INTRODUCED TO BOARD	Board of Trustees			
0	Board of Trustees	08/05/2024	APPROVED				Pass

Text of Legislative File 2024-0480

..Title

OPHFC HVAC Improvement Project - Trane Turnkey

History

The Orland Park Health and Fitness Center (OPHFC) is an 80,000 square foot fitness and therapy facility that contains a gymnasium, swimming pool, fitness center, aerobics studios, elevated walking track, and therapy suite. While several facility improvements have recently been completed or are nearing completion, including building automation system upgrades, carpeting/flooring replacements, fire safety improvements, duct cleaning, and general office improvements, many other important building systems, including mechanical and HVAC systems, are original to the building.

As noted in the "2021 Facilities and Operations Master Plan", facility ventilation for OPHFC is provided by three (3) indoor air handling units (AHUs) and five (5) rooftop units (RTUs). Cooling is provided by a combination of the RTUs and a chiller providing

chilled water pumped to the AHUs. Heating is provided by gas heat to the RTUs and the AHUs. General exhaust is provided by exhaust fans. Per the “Master Plan”, the AHUs, RTUs, and Chiller are all 20+ years old and are recommended for replacement. Ongoing use of these systems will result in further decreased efficiency/reliability and increased repair costs.

For example, in June 2024, the OPHFC chiller became non-operational resulting in high interior temperatures and the temporary closure of the facility. Thanks to the efforts of the Village’s HVAC contractor and Public Works, a temporary solution to getting the chiller back up and running was identified. The chiller is currently cooling the building but confidence in the long-term operation of the chiller is low. It should be noted that renting a temporary chiller for six (6) months would cost the Village approximately \$160,000.

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 OPHFC with Public Works Facility staff members to inspect the building’s mechanical and HVAC systems. Trane proposed a single-phase approach to this project as outlined in the Trane Executive Summary titled “Orland Park Health and Fitness Center HVAC System Upgrades”.

This project would be completed in a single phase and include the removal of the existing chiller, AHUs, and Variable Air Volume (VAV) boxes. In place of the chiller, five (5) new RTUs would be installed and be the primary source of heating and cooling for the building. New VAV boxes, duct work, gas piping, BAS connections, testing and balancing, and final commissioning are also included in the scope of work.

Under the proposed plan, the design for this project would be completed in 2024, while the actual construction would be completed in 2025 and 2026 or as determined during upcoming budget discussions.

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

OPHFC HVAC Design Proposal: \$43,600.00

OPHFC HVAC Design/Construction Cost Estimate: \$2,990,000.00

Letter of Commitment

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 Partners Trane Racine #3341.

As part of the Letter of Commitment for this project, which is attached for review, the Village would commit to reimburse Trane for the engineering costs of \$43,600.00 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, and is proposed for upcoming Rec Admin and Village Hall HVAC projects.

Based on their initial scope estimates, the project cost estimate for the construction of this project is \$2,990,000.00. During the design processes, opportunities to reduce this cost will be factored. Permission to proceed with the final OPHFC HVAC 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.

Financial Impact

Funding for the OPHFC Engineering Costs is available in GL account 1008010-432500.

Funding for OPHFC HVAC Improvements is currently not accounted for in the 5-Year Capital Budget. Based on the importance of these improvements, an adjustment to the Capital budget would 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 Health and Fitness Center HVAC System Upgrades with Trane, Inc. dated July 19, 2024;

AND

Approve to reimburse Trane for the engineering costs of \$43,600.00 associated with the design plans if the project does not move forward after the Proposal Stage;

AND

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