



Legislation Text

File #: 2020-0743, **Version:** 0

Title/Name/Summary

Cultural Arts Center HVAC Upgrades - CTS Group

History

The HVAC system that services the Cultural Arts Center (CAC) has been an ongoing source of costly repair work over the past decade. As an example, one of the ground unit compressors has been replaced three (3) times in the past eight (8) years due to a compromised subsurface line set which restricts oil flow to the compressor. Additionally, the system currently uses R22 refrigerant, an ozone-depleting substance (ODS), which the Environmental Protection Agency (EPA) implemented a ban on the production and import of, except for continuing servicing needs of existing equipment beginning January 1, 2020. Currently, due to additional issues with the system, there is no cooling to the exhibit hall at CAC, and heating will likely become an issue this winter.

As such, the Public Works Department sought a proposal from CTS Group (CTS) to address heating and cooling issues at the CAC. CTS is the Village's current qualified Energy Services Company (ESCO) through the Village's Energy Performance Contract. CTS is familiar with the CAC and conducted a preliminary review of the CAC HVAC system.

CTS recommended the installation of a new 40-ton high efficiency condensing unit and cooling coil that will use R410-A, which is the new current standard for refrigerants. After a discussion with Public Works staff, CTS provided a turn-key proposal including a fully engineered solution, to be competitively priced and with the installation managed by the CTS team. A summary of the proposed scope of work is provided below.

Scope of Work

- Recover refrigerant, disconnect power, refrigeration piping, and remove condensing unit for disposal off-site.
- Provide and install one dual circuit 40-ton carrier condensing unit on the existing concrete pad.
- Provide and install new matching coils in the existing air handler.
- Provide crane, lifts, rigging as needed.
- Provide and install two approximate 180' refrigeration piping circuits and all refrigerant specialties.
- Refrigeration includes all suspension hardware and 1/2" wall armafex insulation.
- Leak check all new piping, evacuate refrigeration piping and charge both circuits with environmentally friendly R410-A.
- Start up new systems and warranty parts and labor for 1 year. 5 years on compressors.
- Demo and reinstallation of a new ceiling on the second floor to run new line set to AHU.

Staff recommends approving the proposal from CTS for HVAC upgrades at CAC for an amount not to exceed \$89,975.00. The approval of this proposal is now before the Village Board of Trustees for final consideration.

Financial Impact

Funding for this work is available in the FY2020 Capital Operating budget account #010-1700-443100. Funding was made available with realized savings from SportsPlex lighting upgrade projects.

Recommended Action/Motion

I move to approve waiving the bid process;

And,

Approve accepting the proposal for the Cultural Arts Center HVAC Upgrade Turnkey Proposal from CTS Group of Chicago, Illinois in a not-to-exceed the amount of \$89,975.00.