

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Hillary Dickerson, Facilities Manager *HD*

DATE: December 13, 2023

RE: Turner Hall HVAC Replacement

The two 40-ton Trane rooftop heating and air conditioning units (RTU) at Turner Hall were installed approximately 20 years ago and need to be replaced. In 2020, the City contracted with Modus, an engineering firm in Waterloo, to complete a study of the HVAC system and to provide recommendations. Modus recommended replacing the two existing 40-ton units with one 40 to 50 RTU with specific features. Modus estimates ranged from \$266,000 for the 50-ton unit to \$369,000 for the 40-ton unit.

In November, we released bid documents based on the Modus study, a standard commercial RTU Trane Voyager 3 50-ton or comparable brand. There were two alternates, the first for a premium RTU 40-ton Trane Horizon or comparable brand and the second for a low return to the system to reduce the amount of stratification in the hall (Modus estimate of \$30,000). The bid documents were sent to Helm Mechanical, Holland Heating & Air Conditioning, Modern Companies, Northwest Mechanical, Protech Heating & Cooling and Top Notch Plumbing, Heating & Electrical. Additionally, Loescher Heating & Air Conditioning and Total Maintenance Inc. expressed interest.

At the Tuesday, Dec. 5 bid deadline, we received one bid from Loescher Heating & Air Conditioning of Freeport.

Company	Description	Unit Cost	Amount
Loescher Heating & Air Conditioning	Standard Commercial RTU Carrier 50-ton with casing construction single wall with foil-faced fiberglass insulation on the interior. The unit should have the following features: Single-zone variable air volume (VAV) to modulate the airflow and cooling or heating capacity to match the temperature or humidity requirements of the space; modulating gas heat to closely match the heating output to the airflow demand; Demand Control Ventilation; ultraviolet lights to add	\$115,200	<b>\$220,635.00</b>

	to all cooling coils. Contractor is responsible for labor costs, all electrical connections, and all equipment, including crane, to remove old units and install new unit.		
--	--	--	--

<b>Alternates</b>			
		<b>Unit Cost</b>	<b>Total</b>
A	Premium RTU 40-ton Trane Horizon with a built-in energy recovery ventilator. Same features as described in base bid. Contractor is responsible for labor costs, all electrical connections, and all 1 equipment, including crane, to remove old units and install new unit.	\$211,736.00	<b>\$325,235.00</b>
B	Add a low return to the system to reduce the amount of stratification in the hall, routing the return duct from the roof to the main level with the accompanying chase to enclose the duct.		<b>\$17,000.00</b>
<b>Total Alternates</b>			<b>\$342,235.00</b>

Loescher expects the project to take 20 days to complete. There is a lengthy lead time for the units. Loescher reports a 30-week lead time for the Carrier 50-ton option and a 14-16 week lead time for the Trane 40-ton option.

The 2023-24 Turner Hall budget includes \$120,000 for the HVAC replacement project. We plan to carry that amount over to the 2024-25 budget. The remaining costs will be added to the budget.

I recommend the council accept the bid from Loescher Heating & Air Conditioning for \$220,635 for a Standard Commercial RTU Carrier 50-ton with Alternate B, the addition of a low return to the system to reduce the stratification in the hall, for \$17,000. The total contract cost would be \$237,635.

I am also working to locate a contractor to perform masonry repairs to a section of the front of the building and the chimney in the spring. Ideally, the masonry repairs would occur before the HVAC project.

Thank you for your consideration.