



CITY OF WASHINGTON, ILLINOIS
Public Safety Committee Agenda Communication

Meeting Date: February 8, 2021

Prepared By: Chief McCoy and Deputy Chief Stevens

Agenda Item: HVAC Replacement at Police Station

Explanation: The Washington Police Department, 115 W. Washington St. has experienced several leaks in the ceiling causing water damage and lost tiles. At times the air flow, heating and cooling are not responsive to the settings. Based on these actions we had an evaluation done of the entire system prior to April of 2020. At the time we got three quotes for work and chose Garber of Morton, Illinois. Garber started tearing into the system and found that the scope of work was not what they expected and did not merit doing what they planned to do to fix the problem. Garber recommended replacing the system as the current oversized heating and cooling system could not be modified to fit out buildings needs. Since COVID was taking a front to everything, including budgeting, this work was not done. Recently, we obtained an updated quote from Garber (attached) and would like this project completed as soon as possible.

Fiscal Impact: Under 100-004-800-1500 we were budgeted at \$59,000. With the COVID adjustment from this account of \$30,000, leaving a balance of \$29,000 enough to complete this project. Additionally, we have spent \$1,232. From this account.

Action Requested: Approval to have Garber of Morton do the replacement as quoted for 115 W. Jefferson St. at the Washington Police Department.



310 DETROIT AVE.
MORTON, IL 61550
PHONE: (309) 266-9372
FAX: (309) 266-0742

PROPOSAL

Proposal Submitted to	Phone/Fax	Date
Washington Police Department		1/29/21
Street	Job Name	
	Washington Police	
City, State, and Zip Code	Addendum Acknowledgement	
Washington		

We hereby submit specifications and estimates to Furnish and Install the following system(s):

	Building Load Req	Existing	Proposed-OPT 1	Proposed-OPT 2
Heating	<20,000	120,000	60,000 2-stg	60,000 2-stg
Cooling	<12,000	60,000	24,000 2-stg	24,000 5-stg

New Carrier furnace and air conditioner
Rectangular sheet metal ductwork transitions
Reconnect gas, electric, flues
Condenser low ambient controls
Reuse existing controls on Opt-1
Replace with new touch WIFI control on Opt-2 (required for 5-stg condenser)

OPT-1: \$8,970.00 ea., Total cost for both systems: \$17,940.00

OPT-2: \$11,600.00 ea., Total cost for both systems: \$23,200.00

Recommend using Option 2, but either we will make work. This would be the same for both the basement briefing room unit and the conference room.

NOT INCLUDED:

Temperature controls
Fire alarm controls
Additional work not covered in above scope or shift or OT work

Contractors Guarantee We guarantee all above material specified in this contract to be installed in a neat workmanlike manner. Any variations from the plan or alterations requiring extra labor or material will be performed only upon written order and billed in addition to the sum covered by this contract. <u>Agreements made with our workmen are not recognized.</u>		Acceptance of Bid The above specifications, terms and contract are satisfactory, and (I) (we) hereby authorize the performance of this work.
Signed		Signed
Signed Brent Braker		Date 1/29/21

THIS CONTRACT IS VOID 30 DAYS FROM THE DATE UNLESS SIGNED AND RETURNED TO BIDDER
WE COMPLY WITH ALL WORKMAN'S COMPENSATION & PROPERTY DAMAGE LIABILITY INSURANCE LAWS.



310 DETROIT AVE.
MORTON, IL 61550
PHONE: (309) 266-9372
FAX: (309) 266-0742

PROPOSAL

Proposal Submitted to	Phone/Fax	Date
Washington Police Department		1/29/21
Street	Job Name	
	Washington Police Storage	
City, State, and Zip Code	Addendum Acknowledgement	
Washington		

We hereby submit specifications and estimates to Furnish and Install the following system(s):

The following system is based on the following requirements.

1. Insulate the ceiling
2. Insulate the block walls with 1.5" foam board
3. Additional heat may be required that can be addressed by added a diffuser to the ductwork passing thru the space
4. Seal any openings into the space

Ductless System

- Provide and install
1.5 high wall mounted air handler with outdoor heatpump
Wireless remote thermostat to be located on wall near man door
- Condensate drain to exterior of the building
- Refrigerant lines located in PVC chase on the wall
- Electrical wiring in conduit to the outside unit from existing panel in adjacent room
- Startup and test
- PRICE: \$ 4,968.00

Alternates: (can be added at a later date)

ALT-1: Add wired control, ADD \$610.00

ALT-2: Ducted dehumidifier, ADD \$3,120.00

Note: This would only be required if proper humidity levels could not be maintained in the summer due to inadequate vapor barriers and equipment run time.

NOT INCLUDED:

Temperature controls
Fire alarm controls
Additional work not covered in above scope or shift or OT work

Contractors Guarantee We guarantee all above material specified in this contract to be installed in a neat workmanlike manner. Any variations from the plan or alterations requiring extra labor or material will be performed only upon written order and billed in addition to the sum covered by this contract. <u>Agreements made with our workmen are not recognized.</u>		Acceptance of Bid The above specifications, terms and contract are satisfactory, and (I) (we) hereby authorize the performance of this work.
Signed		Signed
Brent Braker		
Date		Date
1/29/21		

THIS CONTRACT IS VOID 30 DAYS FROM THE DATE UNLESS SIGNED AND RETURNED TO BIDDER
WE COMPLY WITH ALL WORKMAN'S COMPENSATION & PROPERTY DAMAGE LIABILITY INSURANCE LAWS.



310 DETROIT AVE.
MORTON, IL 61550
PHONE: (309) 266-9372
FAX: (309) 266-0742

PROPOSAL

Proposal Submitted to	Phone/Fax	Date
Washington Police Department		3/16/20
Street	Job Name	
	Washington Police	
City, State, and Zip Code	Addendum Acknowledgement	
Washington		

We hereby submit specifications and estimates to Furnish and Install the following system(s):

	Building Load Req	Existing	Proposed-OPT 1	Proposed-OPT 2
Heating	<20,000	120,000	60,000 2-stg	60,000 2-stg
Cooling	<12,000	60,000	24,000 2-stg	24,000 5-stg

Thanks

Deputy Chief Jeff Stevens
Washington Police Department
(309) 444-2313
Fax (309) 444-7511

NOTICE: E-MAIL TO OR FROM CITY STAFF MAY BE SUBJECT TO DISCLOSURE PURSUANT TO THE ILLINOIS FREEDOM OF INFORMATION ACT.

From: Brent Braker <brakebl@garberheating.com>
Sent: Tuesday, April 7, 2020 5:54 PM
To: Jeff Stevens <jstevens@ci.washington.il.us>; Linda Storer <lstorer@ci.washington.il.us>
Subject: RE: CP-Washington Police

Jeff/Linda,

Hopefully the comments below are descriptive enough for you. If not, please feel free to call me to discuss.

Thanks,

Brent L. Braker
Garber Heating & A/C, Inc.
President - Owner
310 Detroit Ave | Morton, IL 61550
O: 309.266.9372 | F: 309.266.0742 | brakebl@garberheating.com

From: Jeff Stevens <jstevens@ci.washington.il.us>
Sent: Wednesday, March 18, 2020 10:27 AM
To: Brent Braker <brakebl@garberheating.com>
Subject: FW: CP-Washington Police

Brent,

Thanks for putting this proposal together and going through our systems. A couple of questions:

The current oversized heating system – is that as much of a problem as the oversized AC? Is there an option to replace the AC portion only?

Actually both are grossly oversized. The furnace actually affects the cooling because it is only single stage unit and the blower cannot change speeds to handle a multi-staged condenser. So to address this correctly, both need to be changed. That said, a multi-stage condenser could be locked into single stage operation until the furnace is changed. However, that will not give the best results, but certainly better than what is installed currently by reducing the size of the condenser. I would have to verify the blower could run slow enough for the smaller condenser before we proceeded with this option.

What is the effective difference between options 1 and 2 – why would we choose the one that is \$4,000 more, or what are we missing with the lower price?

Heating is the same for both, except for the control. The new Infinity control operates differently by controlling the fan based on airflow requirements eliminating the need for a bypass to relieve excess air.

Cooling, the 5-stage will go to 20% of full capacity on 1st stage giving a better match to single zone operation. The 2-stage runs at about 70% of max capacity on 1st stage so it will run with higher air volume on 1st stage which can result in higher

noise level. Based on the use of both of these systems, the load varies greatly lending itself to the 2-stage condenser. I did not quote the best system we have, which adds another \$4,000 plus. Both the furnace and the condenser are fully modulating giving the most comfort and the quietest operation.

Thanks. I appreciate your time and expertise.

Deputy Chief Jeff Stevens
Washington Police Department
(309) 444-2313
Fax (309) 444-7511

NOTICE: E-MAIL TO OR FROM CITY STAFF MAY BE SUBJECT TO DISCLOSURE PURSUANT TO THE ILLINOIS FREEDOM OF INFORMATION ACT.

From: Linda Storer <lstorer@ci.washington.il.us>
Sent: Wednesday, March 18, 2020 8:50 AM
To: Jeff Stevens <jstevens@ci.washington.il.us>
Subject: FW: CP-Washington Police

Jeff,

Attached is the bid for the HVAC repair from GRABER.

Please let me know how you wish to proceed when you had the time to review it.

Thank you.

*Linda Storer
Administrative Assistant/FOIA Officer
115 W. Jefferson Street
Washington IL 61571
lstorer@ci.washington.il.us
309-444-1101*

From: Brent Braker <brakebl@garberheating.com>
Sent: Tuesday, March 17, 2020 3:05 PM
To: Linda Storer <lstorer@ci.washington.il.us>
Cc: Brent Braker <brakebl@garberheating.com>
Subject: CP-Washington Police

Good afternoon Linda,

My response took a bit longer than expected, but I do have a couple of options to consider. Neither are low cost, but this would be the correct size for the current conditions and zone controls.

I did contact the original design engineer to get clarification on the original specifications. However there has been quite a few years between the time he was involved and now. That said, I am still unclear as to the initial design. Based on how the building is being used today and load calculation, the system capacity is over 2x the required amount and either operates in full capacity or nothing. I did look at other add-on components to reduce the capacity, but there is no effective way to de-rate the unit by the amount required and have a reliable and efficient system. While there are

safeties installed to help control the temperature , the compressors are constantly restarting. Short cycling of the unit will cause premature failure, poor performance, and be inefficient.

My recommendation to is to replace (2) systems at this time. I realize this was not in the plans, but this would provide a proper operating and efficient system.

Feel free to call me to discuss this.

Brent L. Braker

Garber Heating & A/C, Inc.

President - Owner

310 Detroit Ave | Morton, IL 61550

O: 309.266.9372 | F: 309.266.0742 | brakebl@garberheating.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.