

1 **ADMINISTRATIVE SERVICES COMMITTEE**

2
3 Courthouse
4 West Bend, WI

May 11, 2006
11:00 a.m.

5
6 Present: David N. Radermacher, Melvin K. Ewert, Roy C. Justman, and Paul A. Tuchscherer.

7
8 Excused: Brian W. Bausch.

9
10 Also Present: Administrative Coordinator Doug Johnson, County Board Chair Thomas Sackett, Facility
11 Manager David Loomans, and County Clerk Brenda Jaszewski.

12
13 Chairman Radermacher called the meeting to order and read the Affidavit of Posting.

14
15 **REPLACEMENT OF CHILLER AT SHERIFF'S DEPARTMENT**

16 Appearance: Bob Ferron, Service Sales Rep. and Joe Farley, Chiller Specialist, Grunau Company.

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18 Mr. Loomans stated there are two chillers providing cooling capacity for the Sheriff's Department and
19 Courthouse. Compressor #2 on the YORK 200 ton air-cooled chiller has failed. This chiller was installed
20 during the winter of 1997-1998 and major repairs have totaled \$25,905. It is operating on one circuit, giving
21 limited cooling capability. Immediate consideration must be given for repair or replacement due to the
22 limited capacity being unable to handle the upcoming cooling demands required for both buildings. Running
23 this chiller at its current limited capacity could result in significant damage to the second chiller. Mr. Farley
24 detailed the problems associated with the current chiller and the potential problems associated with repair,
25 rather than replacement of the chiller. Three options were presented for consideration.

- 26
27 1. Replace the failed compressor in the current unit for a total cost of \$46,398.
28 2. Install a new Trane RTAC 250 air-cooled chiller for a total cost of \$158,040.
29 3. Install a new Trane RTAC 300 air-cooled chiller for a total cost of \$196,274.

30
31 Mr. Loomans and Gruneau recommend option 2. Mr. Farley explained the benefits of the recommended
32 Trane chillers. Both of the Trane chillers could eventually be tied into the new Justice Center chiller for
33 redundancy; however, the Trane 250 ton would provide emergency redundancy only and the Trane 300 ton
34 could provide complete redundancy. The proposed scope of replacing the current YORK 200 ton air-cooled
35 chiller with the Trane 250 ton air-cooled chiller is as follows:

- 36
37 1. Isolate the glycol. Disconnect the wiring and piping from the old chiller.
38 2. Remove the old chiller. Provide crane work, rigging, and trucking to remove it from site. The old
39 chiller will be considered property of the contractor.
40 3. Provide a new Trane RTAC 250 air-cooled screw chiller with direct drive compressors, building
41 automation interface to communicate with the existing Johnson system, and single point electrical
42 input power.
43 4. Provide pad isolators under the new chiller.
44 5. Provide a 600 amp 460 volt disconnect switch at the unit.
45 6. Revise the existing dual 300 MCM THHN conductors and associated dual 2-1/2 inch EMT conduits
46 to adapt to the new disconnect. Provide interconnecting wiring between the disconnect and the
47 chiller.

- 1 7. Provide schedule 40 A53B carbon steel piping, weld/victaulic adapters, and other work necessary to
- 2 adapt the new chiller to the existing piping. The new chiller requires end connections instead of side
- 3 connections.
- 4 8. Provide dual Terice vertical mercury thermometers on the inlet and outlet of the chilled water
- 5 piping.
- 6 9. Provide cross connected pressure gauges and ball valves to measure evaporator pressure drop and
- 7 insure correct flow.
- 8 10. Provide new aluminum jacketed insulation for newly installed piping.
- 9 11. Provide piping supports using galvanized corrosion resistant hangers and brackets.
- 10 12. Provide BAS interface wiring within the new unit.
- 11 13. Provide startup, calibration, first year component warranty, and five-year compressor warranty for
- 12 the new chiller.

13
14 Moved by Mr. Tuchscherer, seconded by Mr. Justman to replace the existing YORK 200 ton capacity air-
15 cooled chiller that currently services the Courthouse and Sheriff's Department. Motion carried.

16
17 Mr. Johnson stated there is \$155,640 in carry-over Capital Improvement Plan (CIP) funds designated for the
18 Schmidt Road project. This project will not be completed in 2006 and Mr. Johnson recommends using these
19 funds toward the chiller replacement. Should the Schmidt Road project be recommended in 2007 or later,
20 Mr. Johnson would request funding through the normal CIP budget process. The remaining funds required
21 to replace the chiller could be used from the current Facilities operating budget.

22
23 Mr. Farley stated that due to this being an emergency situation, Grunau could complete the installation
24 within three weeks of receiving the new chiller.

25
26 Moved by Mr. Tuchscherer, seconded by Mr. Ewert to authorize the emergency purchase of a Trane RTAC
27 250 ton capacity air-cooled chiller to replace the existing YORK 200 ton capacity air-cooled chiller, with
28 installation to be completed by Grunau as soon as possible. Motion carried.

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30 Moved by Mr. Ewert, seconded by Mr. Justman to adjourn at 11:47 a.m. Motion carried.

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Brenda J. Jaszewski, County Clerk