



## STAFF REPORT

### DATE:

September 15, 2023

**TITLE:** Northwoods Clubhouse (NWC) HVAC Unit Replacement

### RECOMMENDATION:

#### By Motion,

The Board of Directors approves the acceleration of the replacement reserve component HVAC east side AC utilizing Replacement Reserve Funds not to exceed \$19,000.

### BACKGROUND:

A Maintenance department work order was received stating that the AC was not working at NWC servicing the offices of Risk, Administrative Services, Breakroom, and Operations. The furnace and AC condenser were inspected and confirmed non-operational. The existing ductwork associated with this furnace is also in need of repair and reconfiguration.

### ANALYSIS:

After inspecting the existing furnace, it was determined the furnace and AC condenser are both past their useful life and need to be replaced. It was also determined that the existing ductwork must be reconfigured. Staff recommendation is to replace the existing furnace with (1) a new 2023 Day and Night 100,000 BTU 95% furnace, (1) a new 410a AC coil, (1) a new 14.3 SEER outdoor AC condenser and reconfigure the supply ductwork.

### FISCAL IMPACT:

This item was not a Replacement Reserve Fund budgeted for 2023. Staff recommends accelerating this replacement reserve component in the amount of \$19,000 from 2027 to 2023 to fund this repair and replacement out of the Replacement Reserve Funds.

### ATTACHMENTS:

Martis Valley Mechanical Estimate: \$18,740.00

Prepared by: Michael Kane, Superintendent of Maintenance

Reviewed by: Jon Mitchell, Director of Capital Projects \_\_\_\_\_

Reviewed by: Todd Martyn-Jones, Director of Finance, Accounting and Business Support \_\_\_\_\_

Interim General Manager Approval: \_\_\_\_\_

