



STAFF REPORT

DATE: November 9, 2023

TITLE:

2024 Replacement Reserve Fund Budget Acceleration - Northwoods Clubhouse HVAC Furnace Replacement

RECOMMENDATION:

By Motion:

1. Accelerate the 2024 Replacement Reserve Fund budgeted amount of \$43,476 to replace (3) furnaces at Northwoods Clubhouse (NWCH) from 2024 to 2023.
2. Approve the replacement of (3) furnaces for a total budget of \$43,476 utilizing the Replacement Reserve Fund.

BACKGROUND:

The HVAC furnaces that service the Accounting Office, Pizza on the Hill dining room, and General Manager's Office have passed their useful life. They are budgeted for replacement in 2024, but given the current units' operating issues, the staff is recommending accelerating their replacement prior to winter to avoid heat failure at the clubhouse in the middle of the winter.

ANALYSIS:

Staff and HVAC vendors have inspected the existing furnaces and determined they have passed their useful life and need to be replaced. Additionally, the existing ductwork must be reconfigured for improvement and efficiency.

Staff's recommendation is to replace Furnace #6 with a new Day and Night 100,000 BTU heating system, replace Furnace #7 with a new 80,000 BTU heating and cooling system, replace Furnace #1 with a new Day and Night 80,000 BTU Heating system and reconfigure some of the cooling systems to improve operation. The recommended project budget includes contingency.

FISCAL IMPACT:

The Northwoods Clubhouse HVAC Furnaces are budgeted for in the approved 2024 Replacement Reserve Fund for \$43,476.00. The project as proposed is within the approved budget.

ATTACHMENTS:

Martis Valley Mechanical Estimate \$32,680.00

Martis Valley Mechanical Estimate \$6,480.00

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 Review: Annie Rosenfeld

