



MEMORANDUM

AGENDA ITEM #IV.G

DATE: JULY 22, 2019
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: APPROVAL OF EXPENDITURE – AIR CONDITIONING SYSTEM

The Council's office space, comprised of two connected suites 230/250, is serviced by three air conditioning units and air handlers. Following the arson fire which gutted the two suites, KIMCO, inexplicably, replaced only two of the three air conditioning units along with their corresponding air handlers. When an air conditioning unit failed in the temporary office Suite 221, the Council used that opportunity to purchase the third air conditioning unit for the Council's permanent office and placed the used unit for use in the temporary office.

A recent inspection of the air conditioning system revealed the need to replace the remaining air handler (circa 1992) to properly cool the office, particularly the conference room which is particularly warm. The replacement of the unit also addresses staff concerns regarding possible adverse health impacts. Following the receipt of two quotes (attached), the estimated replacement cost, including required permits and project management, is approximately \$5,000 - \$5,500.

Pursuant to the Council's Statement of Organization 9.0 Finances (9), an expenditure of more than \$3,000 must be approved by the Council. Given the time-sensitive and urgent nature of the expenditure, the Executive Director consulted with Chair Ross and Legal Counsel. On July 16th, Chair Ross approved the expenditure subject to Legal Counsel's advice that the expenditure be ratified by the Council Board at its July 22, 2019 meeting.

Recommendation

Ratify the expenditure for the replacement of the conference room air handler.

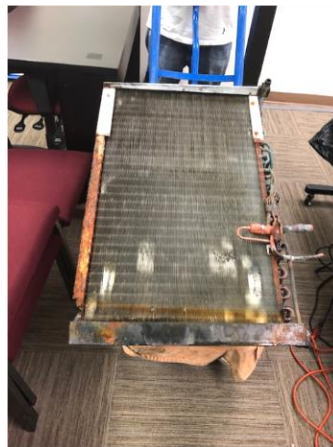
The air handler was replaced on July 18, 2019.



From: Kimberly Air
Sent: Tuesday, July 09, 2019 12:32 PM
To: Paul Fluty <plfcg@yahoo.com>
Subject: Re: Estimate 9833 from Kimberly Air Inc.

After checking out the system's supply and return temperatures, we identified several problems with this unit as shown in the pictures sent:

- The unit is running on a 410A condensing unit with an R22 air handler without replacing the TXV
- The air temperature difference between the supply and return is above 20 degrees Fahrenheit which indicates air flow restriction
- Return grill has dampers that need to be replaced because they are causing air flow restrictions
- The $\frac{3}{4}$ copper drain line is not allowing water to leave the system fast enough, increasing humidity
 - Solution: replace drain line, it is possible $\frac{3}{4}$ drain line partially restricted due to age
- Evaporator coil is dirty
- Drain pan rusted
- Blower motor wheel is dirty and rusted, not circulating enough air flow
- Overall condition: the system is recommended to be replaced and properly matched with the assisting unit
- NOTE: system does not have a smoke alarm required by code, as a system over 1800 CFM is required to have a smoke alarm. If repair is performed, smoke alarm system must be installed.





7-16-2019

Isabel Cosio Carballo, MPA
Executive Director
South Florida Regional Planning Council

Mrs. Carballo,

Per our conversation earlier today please find attached a detailed description of the proposed HVAC work in unit 230. We believe the replacement of the existing Air Handler by itself will allow the space to be cooled properly. Below you will find the description and costs of all options we have received. Air Mike only provided a complete replacement option which is shown. PLF Construction group will manage the process for a fee of 10% of the job cost.

Kimberly Air

Option 1

Air Handler Replacement

- * Air handler support
- * Emergency drain pan CPVC- fire rated commercial
- * Safety flow switch
- * New air handler 5-ton 16 SEER 410A
- * New heater 8KW
- * New drain pipe insulation
- * (1) Smoke detector with strobe lights and service station
- * All labor included

Warranty:

2 Year labor
10 Year parts

The cost for the Above is \$ 4,400.00

Option 2

Complete Replacement of Air Handler and Condensing Unit.

- * Remove and properly dispose of failed air handler and condensing unit.
- * Install new Goodman 5-ton 16 SEER air handler and condensing unit.
- * Install emergency drain pan
- * Install emergency drain pan float switch
- * Install air handler float switch
- * Reconnect using assisting electric
- * Install new 8 KW radiant heater
- * Install new electronic non-programmable thermostat ****if needed****

PLF CONSTRUCTION GROUP LLC

CERTIFIED GENERAL CONTRACTOR - CONSTRUCTION MANAGER - OWNER REPRESENTATIVE - DESIGN CONSULTANT- ESTIMATING SERVICES
8314 COMMERCE WAY - UNIT 270 - MIAMI LAKES, FLORIDA 33016 - 954-298-4399



-
- * Install hurricane approved unit tie down according to code
 - * (1) Smoke detector with strobe lights and service station
 - * Start up unit
 - * Check for proper Operation
 - * Crane service
 - * Permit fee and inspections
 - * Miscellaneous materials for tie down

Warranty:

2 Year labor

10 Year factory warranty

The cost for the Above is \$ 6,950.00

Air Mike

Installation of Goodman 5-ton 16 SEER Split System. No Heater.

Provide Crane

Smoke Detector.

Check for operation

Drain Pan Float Switch and Condensate Line, Strobe Light.

Warranty:

1 Year labor

10 Year factory warranty

The cost for the Above is \$ 6,650.00

Exclusions: Permit Fee or Engineering (IF required)

Please feel free to call or e-mail myself at any time if you have any questions.

Sincerely,

Paul Fluty

Paul G. Fluty

President

PLF Construction Group LLC.

954-298-4399

plfcg@yahoo.com