

Agenda Item Report



Winnebago County
The Wave of the Future

DATE: October 14, 2022

FROM: Mike Elder, Director of Facilities

RE: Neenah Human Services Building Air Conditioning Chiller Replacement

General Description:

One of two air conditioning system chillers for the Neenah Human Services Building has developed a non-repairable refrigerant leak. This requires the replacement of the chillers.

Action Requested:

Motion to approve the attached Capital Project to replace both of the existing air conditioning chillers for the Neenah Human Services Building and the necessary funding.

Procedural Steps:

(Show each level of committee and board approval needed, with meeting dates.)

Committee of Jurisdiction _Facilities_____	Meeting date: 10/26/2022
Action taken: APPROVED	Vote: 4-0
Other Committee: ___Personnel & Finance___	Meeting date: 11/4/2022
Action taken: APPROVED	Vote: 5-0
County Board	Meeting date: 11/15/2022

Background:

This project is to replace the two air conditioning chiller units providing air conditioning for the Neenah Human Services Building. The Neenah Human Services Building was built in 1994. The air conditioning units were installed during construction. They are 28 years old. Leaks have developed in the past but were able to be repaired. This past summer a leak in one of the chillers developed in an area that is inaccessible to make a repair, rendering the unit inoperable. The Neenah Human Services Building was built to provide conditioned ventilation both heating and cooling without opening the windows. Without mechanical cooling, the work environment inside the building would become uncomfortable in the summer, late spring and early fall. Lack of air conditioning in the summer can lead to indoor air quality issues and affect all the building occupant's health. The normal life expectancy of this type of equipment (air cooled rooftop air conditioning units) is 15 to 25 years. This places these units at the end of their useful life. Additionally, these air conditioning units use Refrigerant R-22 which has been discontinued. This makes these units obsolete and parts difficult to obtain.

A collateral issue is that without air conditioning the humidity will not be able to be controlled in the building which can cause printers and copiers to malfunction and building structural problems to develop.

Policy Discussion:

This project would continue the policy of maintaining the County buildings. It would be funded either through a future bond issue or from the Undesignated General Fund.

Attachments:

Capital Project Request
Budget Transfer Request
Resolution