



December 18, 2023

West Deptford Board of Education

Green-Fields ES HVAC Modernization

Tim Andrel, Complex Solutions

Katie Rice, Services Account Manager

Agenda

1. District/Project Goals
2. Project Scope and Benefits
3. Investment Summary
4. Project Timeline and Next Steps



District Goals



- Green-Fields Elementary School building environmental comfort systems improvements and modernization
- Implement long-term life cycle solution for school's MEP systems that can be expanded upon in the future
- Address underground piping concerns
- Address IAQ & IEQ ASHRAE recommendations and code compliance for safe buildings (ESSER & ROD Grant Qualification)
- Create a safe, comfortable, and efficient learning environment based on today's standards
- Implement a solution with Intelligent Services from a proven organization that lifts burden from district facilities personnel and saves energy
- Demonstrate responsibility in procurement and award the project to a partner with a successful track record

Trane Solution Overview



Trane Project Includes:

Comprehensive Solutions project that will initiate replacement of aging HVAC infrastructure, providing increased comfort, safety and efficiency at Green-Fields ES.

Complete turnkey project:

- All Required Equipment & Materials
- All Required Installation & Construction
- Project Design & Engineering
- Project Management
- Commissioning
- Testing & Verification
- All required Performance & Payment Bonds
- All required Permits

- ✓ Expedited Timelines for Purchase and Construction
- ✓ Competitive procurement through OMNIA
- ✓ Pricing Audited by 3rd Party for Compliance
- ✓ No Change Orders
- ✓ Performance Guarantee
- ✓ 5-year parts and labor warranty (Trane products)

Trane Solution

Project Narrative



- **Building Automation System (BAS) Upgrade**

- Replace existing Automatic Temperature Control (ATC) systems with a new direct digital control system, this will include new control valves on all classroom units to remain
- Replacement of existing pneumatic controls and dated DDC Controls
- Secure remote connection for data collection, analytics, and remote support
- New web-accessible front-end interface with improved graphics
- Provide Building Performance Reports twice annually for a 3-year term

- **HVAC System Upgrades – Base Proposal**

- Replace approximately twenty-five (25) existing unit ventilators with new classroom-style heat pumps
- Add shelving to cover the footprint of existing UV's and allow for additional classroom storage
- If budget allows, replace two (2) 5-ton packaged Rooftop Units serving classrooms and (1) 12.5-ton unit for media lab
- Replace all underground pipe with new HWS and HWR mains
- Add indoor air-quality measures as directed by engineer

Economic Summary

What does your investment include?



TRANE Comprehensive Turnkey Solution

- All Required Equipment and Materials
- All Required Installation and Construction
- Coordination with Engineer/Architect
- Project Management and Coordination with District
- All Required Payment And Performance Bonds
- All Required Permits
- 3-year Mechanical and Controls Service Agreement with Building Performance Reports
- 5-year Parts and Labor Warranty on All New Trane Equipment

| Overall Project Investment | |
|---|--------------------------------|
| Trane Construction Agreement | (Not to Exceed) \$2,805,000.00 |
| Architect & Engineering Fees (Contracted Separately) | \$193,135.00 |



Green-Fields ES: Project Timeline & Next Steps

Milestones

Projected Completion Date

- | | |
|---|-------------------------------|
| ✓ LTP Approval | June 1, 2023 |
| ✓ LTP Implementation | June 1– August 31, 2023 |
| ✓ LOC Board Presentation | September 14, 2023 |
| ✓ LOC Implementation | October 6 – December 12, 2023 |
| • Board Presentation | December 18, 2023 |
| • Final Contract Delivery & Execution | January 2024 |
| • Initial Project Billing | January 31, 2024* |
| • Implementation - Substantial Completion | April – September 2, 2024 |
| • Project Completion & Close Out | September 2024 |
| • Final Billing | September 30, 2024 (latest) |



QUESTIONS?
Thank you for your time.