



AGENDA

Lake Park Town Commission

Town of Lake Park, Florida

Emergency Meeting of the Town Commission

Wednesday, August 9, 2006 immediately

following the Budget Workshop

Lake Park Town Hall

535 Park Avenue

Paul Castro	—	Mayor
Edward Daly	—	Vice Mayor
G. Chuck Balius	—	Commissioner
Jeff Carey	—	Commissioner
Patricia Osterman	—	Commissioner
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Cynthia Sementelli	—	Interim Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. DISCUSSION

➤ Approval to fix the chiller system at Town Hall.

E. ADJOURNMENT

PUBLIC NOTICE FOR EMERGENCY MEETING OF THE COMMISSION

To :

Members of the Public

**Paul Castro
Edward Daly
G. Chuck Balius
Jeff Carey
Patricia Osterman
Cynthia Sementelli
Thomas J. Baird, Esq.
Vivian Mendez**

Mayor

**Vice Mayor
Commissioner
Commissioner
Commissioner
Interim Town Manager
Town Attorney
Town Clerk**

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I am calling an emergency meeting of the town commission pursuant to section 2-51 (4) of the Town of Lake Park Code. The meeting shall be held on Wednesday, August 9, 2006, immediately following the Commission Budget Workshop. The meeting is necessary so that the Commission can approve work for approximately \$50,000 to fix the chiller system at Town hall.

This meeting is necessary because if the chiller systems is not addressed prior the to the next regularly scheduled commission meeting, it is likely to result in serious harm or loss to the town.

Notice pursuant to Section 286.0105, Florida Statutes, if applicable, is hereby incorporated by reference.

Respectfully,

Vice-Mayor Edward Daly

MAILING ADDRESS:

P.O. Box 9940

RIVIERA BEACH, FL 33419 July 26, 2006

33419

LIC. CAC057321

Town of Lake Park
650 Old Dixie Hwy
Lake Park, FL 33403

John C. Cassidy

AIR CONDITIONING INC.

845 WEST 13TH COURT
RIVIERA BEACH, FLORIDA 33404

TELEPHONES:
SALES & ADMINISTRATION
561-863-6750
SERVICE
561-863-5122
FACSIMILE
561-863-8305

Re: Air Conditioning Evaluation

Attn: Mr. Joseph Kroll

We have completed our preliminary evaluation and survey of the air conditioning system for you town hall and offer the following for your review.

Our first observations of the site included the open air vents to the attic space. These vents should be closed to stop the infiltration of humidity into the building. There are several air conditioning grills throughout the building that have condensation forming on them and dripping onto the floor. Closing these attic vents, along with our other recommendations, should eliminate the condensation on the grills.

The building is served by a 50-ton Carrier air-cooled chiller and 11 air handlers. The chilled-water is circulated by a 5 HP Bell & Gosset pump. The overall condition of the system is good but the control system is not the ideal selection for this application resulting in high electric bills, erratic temperatures and high humidity. A few of the noted problems and solutions are noted as follows.

Chiller Plant

The Carrier chiller is approximately 5 years old and has corroded condenser coils. The condition of the coils is resulting in higher operating pressures and higher power consumption. Cost to replace the condenser coils will be \$31,000.00 to include freight, labor and material.

There are also problems with the sensors and internal program settings. This is causing the system to cool the water to 39 degrees. The supply water temperature should run about 45 degrees. Lower water temperatures result in higher operating cost and condensation on the chilled-water lines.

Cost to rewire the controls and program the module will be \$480.00.

JOHN C. CASSIDY Air Conditioning, Inc.

One of the chilled-water pumps has a bad motor and pump seals. Cost of replacing the motor and seals will be \$1,850.00 to include labor and material.

Council Chambers (A/H-1)

This area is served by one air handler that has a capacity of 6 1/2-tons. It is currently controlled by VVT discharge air thermostat. It is our recommendation to add a VFD with a two stage thermostat to control the temperature based on the heat load in the chambers. This will eliminate the current condition of over-cooling and reduce the air noise from the system during normal operation.

Cost of this upgrade will be \$1,971.00 to include labor and material.

A/H's 2, 5 and 6

These units have dampers with thermostats to control multiple zones on each system. The current controls are not compatible with a chilled-water system. As a temporary measure, we recommend to open and disable the dampers to make each system a single zone unit. Additionally, return air thermostat will be installed. This will avoid problems with the system until a properly designed energy management control system can be installed.

Cost of disabling the dampers and adding the return air controls will be \$1,540.00 to include labor and material.

Summary

The actual mechanical systems are of good quality and should serve you well for years to come if properly controlled and maintained. We will provide you with additional recommendations for other repairs and a build-wide energy management system to further reduce energy cost after these recommended repairs are performed.

Please call if you have any questions or need additional information.

Sincerely,


Jim Woods
Service Manager