

RESOLUTION 20-82

**A RESOLUTION TO AUTHORIZE EMERGENCY REPLACEMENT OF
HVAC UNITS AT RIPPAVILLA PLANTATION**

WHEREAS, the City of Spring Hill, Tennessee has designated its hotel motel tax for tourism; and

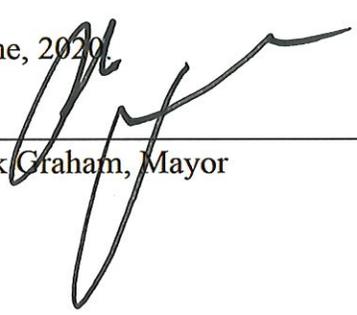
WHEREAS, the City of Spring Hill, Tennessee owns Rippavilla Plantation; and

WHEREAS, the HVAC units at Rippavilla Plantation are 24 and 18 years old and need to be replaced as soon as possible due to heat and humidity that could damage the historic mansion; and

WHEREAS, Rippavilla staff reached out to three qualified HVAC firms for quotes and recommends acceptance of the most comprehensive quote from Interstate AC Service in the amount of \$16,262.00.

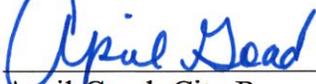
NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorize Interstate AC Service to do emergency replacement of HVAC Units at Rippavilla in the amount of \$16,262.00, funds to be drawn from the Tourism Fund.

Passed and adopted this 15th day of June, 2020



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Rippavilla HVAC Replacement*

SUBMITTED BY: Victor Lay, City Administrator

DATE: June 11, 2020

ATTACHMENTS:

PURPOSE:

The upstairs and downstairs HVAC units have quit working in the mansion. The units are 24 years old and 18 years old respectively. During work session, BOMA indicated the units should be replaced – not repaired. Rippavilla staff secured three quotes and provided them to the city.

BACKGROUND:

It is staff's recommendation that the replacement of the HVAC units be considered as an "Emergency Purchase" due to the impact of the heat and humidity occurring in the historic Rippavilla Mansion and impacting the interior collection. An "emergency purchase" can dispense with the sealed bid process which would take at least another month to accomplish.

Rippavilla staff reached out to three HVAC firms and invited them to come on-site, make an assessment and quote on the replacement of the upstairs and downstairs air conditioning units. Those quotes were provided to City staff along with the following discussion.

The low quote for both units was provided by Tansil Heating and Cooling at a total price of \$12,415. The second-lowest proposal was by Interstate AC Service for a total price of both units of \$16,262. The high quote was by AER Mechanical for \$17,000.

Both AER Mechanical and Interstate AC Service actually visited the site and assessed the work necessary. Of the two, Interstate AC Service spent almost a day and a half evaluating the system to understand the level of effort needed for replacement. It should be noted that Tansil Heating and Cooling did not visit the site and did not make an independent assessment. There is significant concern among Rippavilla staff that Tansil Heating and Cooling, though they provided the low quote by \$3,800, may not complete the full scope of work needed as identified by others from on-site assessments but rather may seek a change order. Additionally, both Interstate AC and AER Mechanical have experience working with historical structures.

This repair will NOT create the need for a budget amendment.

Tansil Heating and Cooling
308 Brock Way
Spring Hill, TN 37174 US
(615)859-6550
tommy@tansilhvac.com



Estimate

ADDRESS

Mary Kerr
5700 Main St
Spring Hill, Tn 37174

ESTIMATE # 1161

DATE 06/04/2020

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-----|----------|----------|
| 4 ton split heat pump To install 4 ton Goodman 14 seer split heat pump with condenser and air handler 15 kw electric heat New Honeywell t4 programmable thermostat New drain pan Duct connections, electrical connections, drain connections. 5 year parts warranty 1 year labor warranty | 1 | 5,938.00 | 5,938.00 |

*Lower tier unit
warranty &
parts issues
extra's?*

This is for the administrative wing

TOTAL

\$5,938.00

Accepted By

Accepted Date

Notes

no mention of addressing issues such as cleaning other units,
repairing broken duct under mansion or replacing the old
thermostat in the left first floor

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308 Brock Way
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(615)859-6550
tommy@tansilhvac.com



Estimate

ADDRESS

Mary Kerr
5700 Main St.
Spring Hill, Tn 37174

ESTIMATE # 1162

DATE 06/04/2020

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| 5 ton gas split To install 5 ton Goodman 14 seer 5 ton straight cool condenser with evap coil with 80% 120,000 btu gas furnace New drain pan New Honeywell t4 programmable thermostat Drain connections, electrical connections, duct connections, gas connections, vent connections included 5 year parts warranty 1 year labor warranty | 1 | 6,477.00 | 6,477.00 |

TOTAL

\$6,477.00

Accepted By

Accepted Date

Proposal

INTERSTATE



Sales - Service - Maintenance
1877 Air Lane Drive
Nashville, TN 37210
Phone 832-8500 Fax 620-0602

| | | |
|---|--|---------------|
| SUBMITTED TO Rippavilla Plantation | PHONE 2615-579-729821-1122 | DATE: 5-28-20 |
| STREET: 5700 Main Street | Contact NAME: Mary Kett | |
| CITY, STATE AND ZIP Springhill, Tn 37174 | JOB LOCALE: Repair vs. Replacement HVAC units for the Plantation | |

Recently we ran a service call for two units not cooling. One of the units serves the second floor of the mansion and it is a 1996 Trane five-ton R-22 split 80% gas furnace with a straight cool condensing unit that is responsible for cooling the entire second level of the mansion. Currently it will not cool due to the condenser fan motor has failed, the compressor contactor needs to be replaced and the condenser coil is dirty.

The second system is a Lennox/Armstrong 2002 four-ton R-22 split heat pump system that serves the first and second floor of the administration wing. Currently it will not cool due to the condenser fan motor has failed and the condenser coil is dirty. Here are some options for your review.

Second floor of the Mansion

Repair- provide and install factory parts which include a new condenser fan motor, condenser fan blade, condenser fan capacitor and compressor contactor plus clean the condenser coil. Parts have a one-year warranty.

Total investment \$ 1,146.00

(price includes a 10% discount on labor plus parts for a non-profit organization)

Note- due to the fact the condenser fan motor has failed we can not run the compressor to make sure it works properly. We did bump start the compressor, so we know it is not locked up or grounded but not sure if it pumps properly or has a good refrigerant charge until the unit is repaired. There could be additional repairs needed.

Notes: It is CODES to install SMOKE ALARMS

Rippavilla page two

Replace-provide and install one new Lennox higher efficient five- ton R-410 80%- gas furnace, evaporator coil and straight cool condensing unit plus a new thermostat. Our services include proper removal of the old system, duct work modifications to fit the new furnace, gas piping, flue piping, control wiring, condensate piping, cleaning out the existing refrigerant copper line set with acid away and nitrogen and a new digital thermostat. The new system will have a full coverage warranty for one year plus an additional four years on the compressor part and nine years on the heat exchanger part.

Total investment \$ 8,472.00

(includes a discount for a non- profit organization)

Administration wing first and second floor.

Repair-provide and install factory parts which include a new condenser fan motor, condenser fan blade, condenser fan capacitor and compressor contactor plus clean the condenser coil.

Parts have a one- year warranty.

Total investment \$ 986.00

Note-due to the fact the condenser fan motor has failed we can not run the compressor to make sure it works properly. We did bump start the compressor, so we know it is not locked up or grounded but not sure if it pumps properly or has a good refrigerant charge until the unit is repaired. There could be additional repairs needed.

Replace-provide and install one new Lennox higher efficient four-ton R-410 split heat pump condensing unit, air handler, heater kit and thermostat. Our services include proper removal of the old system, duct work modifications to fit the new air handler, refrigerant piping modifications, cleaning out the existing copper refrigerant lines with acid away and nitrogen, control wiring, condensate piping plus a new digital thermostat. The new system will have a full coverage warranty for one year plus an additional four years on the compressor part

Total investment \$ 7,790.00

(includes a discount for non-profit organizations).

Additional work to be done while we are there to make the repairs or replace the units at no charge.

#1 repair the ten- inch supply flex line that is leaking air really bad in the basement by adding a ten inch piece of duct and reconnect to flex duct.

#2 replace thermostat for the unit that serves the first floor of the mansion on the left side.

#3 clean the condenser coils for the other two HVAC systems that do not need repairs.

WE PROPOSE TO FURNISH MATERIAL AND LABOR-COMplete IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Depends on options selected

\$

PAYMENT TO BE MADE AS FOLLOWS: net 30

IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL THAT MAY BE FURNISHED UNTIL FINAL PAYMENT IS MADE; AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

AUTHORIZED
SIGNATURE _____

PROPOSAL SUBJECT TO WITHDRAWAL
IF NOT ACCEPTED WITHIN 90 _____ DAYS.

DATE OF ACCEPTANCE: _____

SIGNATURE _____



HVAC - Plumbing - Electrical

June 5, 2020

AER Mechanical proposes the following work located at Rippavilla Plantation, Spring Hill, TN:

Previously designed and installed equipment for the Carter House and the Carnton House, both located in Franklin, TN, working with local and state codes and Historical Society

All ductwork attaching to units will be included, and will be mastic-sealed to prevent air loss. Thermostats will be installed in order to control air temperature, as well as humidity levels, and are to be hidden for safety and convenience. Remote sensors will be placed where existing thermostats are located.

Inline duct smoke alarms will be installed, which will shut the systems off in case of fire. They will be mounted in the return by the systems.

Included in this quote, will be flushing all refrigerant lines of systems being replaced with R11, in order to clean lines so refrigerant doesn't mix. Also included, will be resolving airflow issues to upstairs back room. Equipment to be installed will be York, which will have five year compressor and one year parts warranty.

Quote as follows:

\$17,000.00

Any alterations to the above scope of work, must be documented and signed by a representative of AER Mechanical and Rippavilla Plantation prior to work beginning. This quote includes all materials, labor, and permits required to complete items listed above.

Notes:

Mechanical is vague
no list of tonnage or size of units - Are they high efficient
heat pumps or energy hog straight electric systems.
no list of extras such as cleaning units, repairing duct or
replacing thermostat

York is not popular due to the fact they are finicky & hard to
keep running.

Patti Amorello

From: Patti Amorello
Sent: Thursday, July 23, 2020 12:26 PM
To: davestruck67@hotmail.com
Subject: Outstanding utility bill for 2636 Danbury Circle
Attachments: 20200723120334574.pdf

Good afternoon,

The final utility bill for 2636 Danbury Circle is outstanding in the amount of \$90.86. Dates of service are from 4/13/20-5/22/20 (service was disconnected on 5/22). A copy of the bill is attached along with a snapshot of recent account activity. I see that there was a note on the file that Michele had questioned the consumption and that TC Norman, our Water Superintendent, had checked and didn't see any type of leak.

Please remit at your earliest convenience or call us at 931-486-2252 x200 to pay over the phone. P

Thank you,

Patti Amorello
Finance Associate
City of Spring Hill, TN
(931) 486-2252 x 230