

Salt Lake County
2024 Year-End Decision Package Summary
 by Form ID

Form ID:	33118	Current Stage	Type	Council Approved	Council Approved Date	Linked Form ID
Name:	Midvale Senior Center HVAC Replacement	5008 - Council	New Capital Project	No		33118

Request Description: Midvale Senior Center was originally equipped with a Variable Refrigerant Flow (VRF) HVAC system, a relatively new technology to both the industry and the County at the time of installation. These systems were chosen for their touted energy efficiency, precise individual space control, and reliability. However, in recent years, the system has experienced several significant issues. Instances of pumps, condensing unit failures, and recurring electronic control card malfunctions, have been reported. Replacement parts are costly, require significant technician time, and often require extended lead times, impacting the center's operational continuity.

To mitigate the effects of these failures and ensure comfort for occupants, temporary heating and cooling units have been brought in the past year at additional costs. This measure was necessary due to the inability of the VRF system to consistently provide adequate climate control across the facility.

Over the past few years, we have engaged with multiple vendors and contractors to resolve the ongoing issues with the HVAC system at Midvale Senior Center. Additionally, we have enlisted the expertise of commissioning agents and mechanical engineers to thoroughly assess the system, propose repairs, and explore alternative solutions.

After extensive review and consideration, the consensus has been reached that the most effective course of action moving forward is to replace the current VRF HVAC system with a more conventional system. This decision is based on the persistent challenges faced with the existing system, including recurring component failures and associated maintenance costs. By transitioning to a traditional HVAC system, we aim to enhance reliability, reduce operational disruptions, support more efficient maintenance, and better meet the heating and cooling needs of the center.

Without making substantial changes to the HVAC system, we cannot ensure the continued operation of the center. The escalating costs associated with maintenance, replacement parts, and the rental of temporary units to maintain operational functionality are becoming unsustainable.

Fund, Org, SubDept, Project/Program, Account	Revenues	Expenses	Transfer In and OFS	Transfer Out and OFU	Balance Sheet	Net Change to Fund Balance	FTE
450 - Capital Improvements Fund							
50500000 - Capital Improvements							
5050000000 - Capital Improvements							
AGE017 Midvale Senior Center HVAC Replacement							
675010 - Improvements Of Buildings	0	5,838,000	0	0	0	(5,838,000)	0.00
Total Capital Improvements	0	5,838,000	0	0	0	(5,838,000)	0.00
Total Capital Improvements Fund	0	5,838,000	0	0	0	(5,838,000)	0.00
Budget Year - Grand Total	0	5,838,000	0	0	0	(5,838,000)	0.00

Attachments

33118 1.12.01YE - AGE016 Midvale Senior HVAC Replacement-1_20240925T080402.pdf

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