



**Carol Stream Park District  
Board of Commissioners  
Committee of the Whole  
April 8, 2019  
6:00pm**

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| <b>Call to Order</b>                  | Commissioner Sokolowski called the meeting to order at 6:02pm.  |
| <b>Roll Call/Pledge of Allegiance</b> | Present: Commissioners Powers, Bird, Sokolowski and Jeffery. Commissioner Del Preto arrived at 6:04. Commissioner Jaszka arrived at 6:25. Commissioner Gramann was absent. Staff: Executive Director Reuter, Directors Bachewicz, Hamilton and Rini.  |
| <b>Discussion</b>                     | <p>Re-Commissioning Report</p> <p>Executive Director Reuter introduced Mandeep Singh, Vice President of Operations at ECube, to present the Re-Commissioning Report. Mike Stefanic was also present to answer questions. The geothermal system was originally commissioned in 2012-2013. Many of the points presented this evening were also included in the original report ECube provided to the Park District at that time. Commissioner Powers pointed out the original report was never distributed to the Board.</p> <p>In the Spring of 2017, the District contacted E Cube to re-commission the system after a leak in one well was detected. There were 31 wells originally; the one that leaked was isolated so we are operating on 30 wells now. Staff should regularly monitor the system using BAS trend logs. The above ground pumps were not running efficiently so the programming was changed so only one pump runs at a time. They are now operating smoothly.</p> <p>The Climacool Heat Pump is designed to be a highly energy efficient system to heat and cool the air. The building automation and mechanical systems need to work together in order for it to be efficient. Commissioner Sokolowski asked if it is working properly. Mr. Singh replied that adjustments are still needed to smooth out the automation system. Commissioner Powers noted that Module 2 has had problems since the beginning. Mr. Singh noted we replaced one compressor in 2015. If that presents as the problem, we may be able to get work completed under warranty. The work tickets need to be checked. Commissioner Powers asked if the problem is the pressure sensor or pumps. Mr. Singh said the system is proprietary to ALC. They are the only ones who can work on it. If the sensors don't work properly, the pumps won't work properly either. The bypass valve is proprietary to Imbert. They need to adjust the heat pump compressor time delay set points to a lower value. Staff will need to continue to monitor and adjust the set points until satisfactory operation is achieved.</p> <p>When evaluating the Space Comfort Controls, the fitness center and first floor office areas create the biggest challenge. Both areas are served by the same air handling unit. It is not working efficiently because the geothermal pump can only handle water heated to 130 degrees. When our outside temperatures are lower than 30 degrees, we are using the boiler system to heat the building. Rather than having the water heated in the boiler run through the geothermal pump, we need to bypass it during the cold winter months. This</p> |

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|                    | <p>will allow for the hot water to properly control the fitness and office areas. Commissioner Bird asked if we need to have two separate air handling units. Mr. Singh thinks by using the boiler in the winter and bypassing the pump, we can achieve satisfactory results.</p> <p>Commissioner Del Preto asked if we bypass the pump for five months, will it create other challenges at the end of winter. Mr. Singh said it should work like your home air conditioner; after the winter you get it serviced and it works fine through the summer months. The chiller pump kicks in when the temperatures rise above 80 degrees. It should be automated to increase pressure in the system.</p> <p>The Ventilation System in the pool area has been an issue because there is not enough fresh outside airflow. As a result, chloramines stagnate and cause corrosion. The vendor for that system is Dectron, which maintains proprietary equipment in the pool area. Mr. Singh recommends an architect evaluate the system and recommend better ventilation to allow for 100% outside air operation for maximum ventilation. A quick fix would be to add return air grills in the northwest corner and bring ducting from the south east grill to ventilate the dead zones. There are dead zones in the pool equipment room and the locker rooms as well. The exhaust fans need to be diverted to the other end to rebalance the airflow. An alternate approach may be to install a new roof-mounted fresh air intake on the north end of the space and a new associated unit heater. Mr. Singh highly recommends a design engineer should evaluate the overall issue and present an engineered solution to all for 100% outside air operation for maximum ventilation.</p> <p>Commissioner Sokolowski asked if we got what we paid for. Mr. Singh emphasized that when this system was designed in 2010, it was new technology. We have learned so much since then and the technology has improved. It could have been designed and engineered better. Our system now is very close to working properly and the District needs to keep working with our vendors to insist they work toward system efficiency.</p> |
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| <b>Adjournment</b> | Commissioner Powers made a motion to adjourn the meeting. Seconded by Commissioner Bird. Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 7:00 pm.  |
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 President  
 Brian Sokolowski

  
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 Secretary  
 Jim Reuter

April 22, 2019  
 Date