



Memorandum

To: Members of City Council
From: Alexandria Nichols, Recreation Director
cc: Mayor David E. Weiss
Chief Administrative Officer Jeri E. Chaikin
Date: July 27, 2020
Re: Request for Capital Appropriation for Replacement Part for Thornton Ice Rink Dehumidifier

In late 2019 the Recreation Department Maintenance staff noticed a lot of condensation in the ice rink and requested a repair technician to look at the dehumidification system and identify the problem. In early 2020 the technician identified that the desiccant wheel on the dehumidifier had gone bad. The desiccant wheel is primary component in the machine responsible for the removal of moisture from the air. This part can be likened to the engine of a car in which a car cannot operate without an engine. Without the dehumidifier, the rink will have increased condensation and this is corrosive to the facility and creates an unsafe skating atmosphere. The cost to replace the desiccant wheel, including labor, is estimated to be about \$20,000.

In 2018, a rink study was conducted and the summary report includes the dehumidifier as a suggested improvement based upon age of the equipment. As a part of Forward Together, the City is considering updates to Thornton Park along with other projects by the City, Schools, and Library in an effort to collaborate on large capital projects. However, this plan has not yet gotten to the phase where serious discussions have begun around rink improvements.

Replacement of the dehumidifier unit is estimated to be between \$100,000 and \$125,000 and these units typically last 20 years. The current dehumidifier was installed in 1998 and if the desiccant wheel is replaced, it is estimated that the unit will have another 10 more years of use before requiring replacement. Replacement of the wheel is aligned with Forward Together plans in that the City is not spending a lot of money on this capital item when future plans could include higher capital spending on the rink.

This item was presented to the Recreation Committee on July 1 and their questions and responses are below.

Question: Other than the desiccant wheel, is the machine in good working order?

Answer: The dehumidifier is in good working order other than the desiccant wheel and when parts require replacement, they are relatively inexpensive to replace.

Question: Why are there no finite installation estimates at the time of the request for the capital appropriation and can this wait until the quotes are final to make the ask?

At the time of the ask, staff had only received the quote for the replacement wheel and one estimate for the installation of the wheel. If this ask were to be delayed until

August, it would further delay the repair to the dehumidifier and staff has been considering opening the rink in August. Recreation Director Nichols offered to change the ask to include a cost to not exceed \$20,000 and it is expected that all three quotes for installation will be received prior to the Finance Committee Meeting. At this time, the only quote for installation is \$1275.00 and this is expected to be the low quote. The cost for the wheel is \$14,851.00 and the projected cost remains lower than the original \$20,000 ask.

Question: Are the companies providing the quotes local?

Answer: All vendors being asked to quote on the installation are local vendors within the northeast Ohio region.

Question: Is there a contingency fund for when unexpected repairs are required?

Answer: There is a City Facilities Repair Fund but this money is not available at this time due to COVID-19.

Question: Does the dehumidifier have an impact on a soft ice spot condition called ponding?

The dehumidifier is responsible for removing moisture from the air and does not impact the quality of the ice.

Further comments from the committee included continuing conversation on rink operations and improvements and the City should be open to new ways of doing business in the future. It should be noted that this facility is a part of the Forward Together initiative that has sort of stalled out due to COVID-19. The committee was concerned that not replacing the desiccant wheel could cause a dangerous and unsafe rink and also contribute to future facility damage due to increased moisture in the rink.

This items was presented to the Finance Committee on July 20 and the questions and answers from the meeting are below.

Question: Do the quotes received to date include the cost for the part as well as installation?

Answer: The quotes for projects include both the part and installation. The quote for the desiccant wheel is \$14,851 and because this is proprietary from the manufacturer, there is only one quote. Installation quotes are separate and the two quotes to date are for \$1,275 and \$3,450. The third quote should be received before the July 27 Council Meeting.

Question: Other than the Recreation Department, are other departments impacted by the COVID-19 reduction in services and is the money needed elsewhere?

Answer: The recreation department was heavily impacted by COVID-19 with some outside facility use permitted and indoor programs and services suspended. Many City capital projects were also suspended and approximately \$250,000 in recreation capital projects were put on hold. There is emergency money available for this project in the general capital fund and to date there are no emergency Public Works projects that require the funds.

During the meeting it was noted that Mayor Weiss and Director Nichols discussed this project and absent movement on the Forward Together initiatives, it makes sense to repair the desiccant wheel to extend the useful life of the dehumidification unit.

Although the rink has been closed since March due to COVID-19, there are discussions about resuming operations on some level and it would be important to have the dehumidifier working properly. The Recreation and Finance Committees recommend that City Council approve a capital appropriation of \$20,000 for the desiccant wheel replacement. It is requested that the City Council approve this capital appropriation not to exceed \$20,000 for the replacement and installation of the desiccant wheel on the Thornton Park Ice Rink dehumidifier. It is also requested that this is approved on first reading and as an emergency so the purchase can proceed as quickly as possible.

ORDINANCE NO. 20-

BY:

Amending Ordinance No. 19-125, an ordinance appropriating funds from the General Capital Fund 0401, for the acquisition of equipment, and the repair and replacement of Recreation facilities by the Recreation Department, by appropriating an additional \$20,000 from the General Capital Fund 0401 for the replacement and installation of the desiccant wheel on the Thornton Park Ice Rink dehumidifier, and declaring an emergency.

BE IT ORDAINED by the Council of the City of Shaker Heights, State of Ohio:

Section 1. That to provide for the capital expenses of the City of Shaker Heights for the fiscal year ending December 31, 2020, the following appropriation is hereby authorized, amending Ordinance No. 19-125, which was enacted on December 16, 2019.

Section 2. That there be and is hereby appropriated from the General Capital Fund No. 0401 the sum of \$235,000 to provide funding for the following Recreation Department equipment acquisition, repair and replacement projects:

Project	Current Allocation	Revision	Allocation
<u>Park Property and Equipment and Improvements</u>			
Thornton Park Pool - Trash Can Replacement	\$ 10,000		\$ 10,000
Sussex Tennis Courts - Recoating and Crack Sealing	20,000		20,000
Thornton Park Ice Arena Score Board Replacement	20,000		20,000
Thornton Park Replace Entry/Exit Doors	40,000		40,000
Thornton Park Pool Entry Improvements and Shade Structure	50,000		50,000
Thornton Park Ice Arena - Reflective Roof Coating	60,000		60,000
Shaker Median Trail Repair	15,000		15,000
Thornton Park Ice Rink - Dehumidifier Replacement Part	0	\$20,000	20,000
Total	\$215,000	\$20,000	\$235,000

Section 3. That the City Director of Finance be and is hereby authorized and directed to draw warrants against the appropriations hereinabove set forth upon presentation of proper vouchers.

Section 4. That all expenditures shall be made within the total appropriation herein provided. "Appropriation" as used means the total amount appropriated for the listed projects. Notwithstanding the financial detail herein presented, the Mayor or Chief Administrative Officer is authorized to transfer budgeted amounts within each project grouping provided that the total

amount appropriated for the project grouping is not exceeded. The appropriation herein approved shall lapse only upon completion of all specified projects; therefore, any appropriation balance unexpended at the end of the fiscal year shall be carried forward to subsequent fiscal years.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare for the reason that it is necessary in the current operation of the City, and this ordinance shall, therefore, take effect immediately upon its enactment and approval by the Mayor.

Enacted July , 2020.

Approved this __ day of _____ 2020.

DAVID E. WEISS, Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council