

February 27, 2007

Mayor Bell & Common Council Members
7525 W. Greenfield Ave.
West Allis, WI 53214

Honorable Mayor & Council Members:

The City's Police/Court Center building opened in 1994. Like any new building, the Department had to deal with a number of operational start-up issues. Most of these issues were dealt with through manufacturer and construction warranties. One of the on-going issues that we have dealt with periodically through the building's fairly brief life is the building's heating system.

Two 1.5 Million BTU Lochinvar natural gas fired boilers operating on alternate cycles heat the building. At the time the building was being constructed, the boilers, which were fairly new to the market, were considered to be suitable fit for the building, which required boiler operation throughout the entire year. Unfortunately, after what would be considered a relatively short period of time for boiler life, one of the boiler's heat exchangers had to be replaced two years ago at a cost of approximately \$5,000. We had hoped that this failure was atypical. Unfortunately, this was not the case. The heat exchanger on the second boiler failed last month and is in need of replacement.

Since we have now experienced a failure of the heat exchanger on both Lochinvar boilers, the Department was reluctant to simply replace the heat exchanger with the same manufacturer's part at a cost of over \$5,000. Rather, Department staff did some additional research on these units and, in short, found that the Lochinvar boiler did not have a very good reputation. Given this information, we were even more reluctant to replace another Lochinvar heat exchanger fearing that it may again fail in 10 to 12 years.

As an alternative the Department looked at replacing the entire boiler and found that there are a number of boilers available on the market today that are rated as being far more energy efficient and dependable than the Lochinvar unit. From quotes received, we believe that we can purchase one of these units for approximately \$15,000 and install it with our own personnel. As noted above, these units are far more energy efficient and, as such, we could expect a payback from energy savings on this boiler in less than 5 years.

The Department strongly recommends replacing the existing disabled Lochinvar boiler in the Police/Court Center with a new boiler rather than repairing the existing boiler. To make this purchase, we request the transfer of \$15,000 from the Contingency Fund. I will be available to answer any questions regarding this request.

Respectfully submitted,

Michael F. Pertmer
Director of Public Works