



Spring Valley Lake Association Board Action/Information—Open Session

**BAI
20-02-
01**

Subject:	Community Building 4 Mini-Split Air Conditioners and Heat Pumps
From:	Nicolas Gonzalez- Operation's Manager
Date Prepared:	February 20, 2020
Meeting Date:	February 25, 2020
History:	<p>These 4 mini-split air conditioners and heat pumps systems were installed in May of 2016. In February of 2019 mechanical issues started affecting the operation of the system/s. Maintenance replaced a few purge pumps on a few systems, which made the units operate for a while longer. Then Security told maintenance a few months later a few units weren't cooling. I (Nick) called the contractor (AC Plus) who originally installed the mini-split systems and asked them if they could come out to see what was occurring. When I called them (AC Plus) it was sometime in late July or early August of 2019. The contractor did a diagnostic and said it was possibly the control board that failed. He did order the control board/s and determined it wasn't the problem. So, he called the manufacturer Turbo Air tech support. Tech support told AC Plus they were no longer making parts for any air conditioning systems. Tech support could not even assist in trouble shooting. All tech support really said, "change out the units". I (Nick) called a few HVAC technicians and told them what occurred, and they're reply was "those units are extremely cheap and not worth working on". AC Plus warranty in the contract was 2 years for parts and 2 years for labor, which expired around May of 2018.</p>
Staff Recommendation:	Recommendation - Above All Heating & Air, Inc.
Support for Recommendation:	<p>I recommend Above All Heating & Air Inc since they offered the most favorable estimate and they were the only ones who told me (Nick) it would be a 5-year warranty instead of a 10 year because it was considered commercial use. These 4 units will be replacing Dispatch Office, CB4 (Parkview Rm), CB Kitchen and COP Rm.</p> <p>Parts have a 5-year LIMITED warranty Labor has a 3-year warranty.</p> <p>The Mini- Splits will be added to the Reserve Study</p>
Committee Recommendation:	N/A



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**Financial Impact/
Budget Source:**

When Replaced life expectancy will be 7 years on the Reserve Study

New 4 Mini-Split Air Conditioners and Heat Pumps

Contractor	\$10,972.00
10% Contingency if needed	\$1,097.20
Total	\$12,069.20

**Desired Board
Action:**

Person Submitting: Nicolas Gonzalez

General Manager: