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**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

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To: Finance Committee

From: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

Date: November 11, 2019

Re: Action: Approve payment to City Center West Condo Association for \$229,253 for the replacement of chiller and electrical transformers and related 2019 budget amendment.

City Hall is located within the City Center West building and the City of Appleton is one of five condominium owners. As a condominium owner, we are responsible for sharing the cost of capital improvements with the other owners. The capital plan for the City Center facility includes replacement of a chiller that has failed and replacing electrical transformers that are over 60 years old and are no longer reliable. The overall project cost for both items is \$623,362 including contingency. The City of Appleton's portion of the total project cost is \$229,253.

Pfefferle Management is responsible for the capital improvement program for the building and had prepared a Capital Improvement Budget Proposal and Summary in the Spring of 2019. Prior to work beginning, it is necessary that a majority of condominium owners agree to the project and related expenses. As of last week, a majority of other condominium owners had voted to proceed with this project.

These items are critical to the daily function of the facility, thus I recommend approval. Each of these pieces of equipment are a high priority to maintain a safe and fully functional building. Failure of these systems could result in considerable emergency repair costs and downtime for the occupants.

Funding will come from available budget surplus from the Blue Ramp Demolition project.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.