

JK INFRASTRUCTURE COMMITTEE MEETING NOTES  
JANUARY 9, 2013

PRESENT:

Duane Hickling, co-chair  
Jim Ehrlich, co-chair  
Barbara Grodzins  
Frances Andrews  
Marcie Johnson  
Judy Barnes  
Jay Owens  
Angus Shorey  
Nancy Slattery  
Larry Kerner  
Patty Culbertson  
Barbara Fiacchino  
Peter Cremer  
Betty Latson

Also present:

Rich Vicens, Joe Diacommo of Cotter and Associates, and Kent Locke of Fox Valley and Kurt Kruger, JK Engineer

The meeting was called to order at 6:40 pm by Duane Hickling. Duane proceeded to tell everyone that the purpose of the meeting was:

1. To formulate a recommendation to replace or not replace Fan Coil Units
2. Formulate a communication to owners on the Recommendation

1. The Fan Coil Recommendation was dependent on the test results of 17 fan coil bends with straight piping. The bends were picked to test as that is the location where most of the wear will occur if pipe degradation is taking place. The test results concluded that most of the samples showed an average of 7% erosion penetration over 42 years on the fan coil bends. And, that Fox Valley was comfortable with an extended life expectancy of 15 years and that with proper maintenance this life expectancy expands. The fan coils are not at risk of failure of water containment vessels and there have been only isolated cases of leakage (about 6 in 16 years). If a coil were to develop a pin hole leak (the most likely failure of piping), it can be soldered on site and there is not an issue of catastrophic high volume water leakage.

It should be noted that the expected life of other components of the fan coil units (motors, fans, bearings, drip pans, controls, etc) have shorter life cycle expectancies than the piping. However, these items can be replaced relatively inexpensively by unit owners as they fail.

With the above information, the Infrastructure Committee agreed that our recommendation would be **not** to mandate replacement of fan coils.

2. As it was agreed that the replacement of Fan Coil Units should **not be mandatory**, there was in depth discussion of how to communicate/educate owners on their options with Fan Coil Units. The options to be communicated were:

- A. Do nothing – keep the existing fan coils units in their current condition
- B. Refurbish existing fan coil units (clean, renew and replace worn parts as necessary)
- C. Buy new replacement fan coil units. A unit owners might choose to do this if they wanted new fan coils that may be smaller, quieter and more efficient. It is noted that a building specified fan coil unit would be indentified by the property manager. This type of unit would be the only allowed unit to be installed in the Association. This would assure that we would have standardized parts, materials and repair expertise in the Association.

A unit owner could choose to replace any number of the fan coil units. For example, they might decide to replace the fan coil unit in one room – but not another.

These options would be each unit owners' decision.

Prices for both the refurbishment and replacement options will need to be investigated to communicate to owners. The refurbishment alternative should also include the option to install thermostats.

A maintenance program for unit owners to clean and maintain the fan coil units is highly recommended. All components of a fan coil unit can be replaced independently (filters, drip pans, motors, fan coils).

A survey will need to be developed to determine unit owners' decisions/preferences regarding the fan coils. This will need to be done soon (following an informational Town Hall Meeting), as there is likely a 6 to 8 week lead time in ordering the fan coil units.

Joe DiGiacomo stated he would have all costs (including thermostat/wireless thermostat) available by a week from this meeting. It was suggested that at the Town Hall Meeting that there be pictures/schematics of all components for the lateral pipe replacement and for the fan coil refurbishing/buying new as it is hard for most people to visualize the mechanics of both projects.

It was discussed and recommended that the property management firm document the replacement history of the Associations' fan coil replacements so that there will be a information on which Units in the buildings have new fan units.

Kurt mentioned that there are some apartments that have, what is referred to, as “studio” fan coil units in both James and Kilmer that are sealed...these will be identified by the actual Unit number in each building. These sealed fan coil units will have difficulty being refurbished and may only have the options of ‘doing nothing’ or ‘replacement’.

There was an agreement with those present at the meeting that the lateral pipe project should begin as soon as possible. Joe DiGiacomo stated that he felt that the lateral pipe project could start as soon as March 4<sup>th</sup>. If any units in the first tiers of lateral pipe replacement choose to also replace their fan coils, they may need to be done in a second step of the project. The pipe replacement project is not recommended to wait for the delivery of fan coil units.

The initial project costs pipe replacement and for fan coil units will probably be developed by the Finance Committee for communication to the owners.

Betty Latson stated that the reserve study needs to be re-done to reflect the current 15 years life expectancy for fan coil units. This will be coordinated with Reserve Advisors with the current piping study

The meeting was adjourned near 8 pm by Duane Hickling.