

River Heights City

City Council Agenda

Tuesday, June 2, 2026

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:30 p.m.**, at the River Heights City Office Building at 520 S 500 E.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

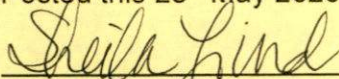
Adopt a Resolution to Update Fees

Discuss the Potential for a Dog Park and Possible Locations/Discuss where Dogs are and aren't Allowed

Discuss Old School HVAC System Analysis Report

Adjourn

Posted this 28th May 2026



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov) and at riverheights.gov.

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

Council Meeting

June 2, 2026

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5 Present: Mayor Blake Wright
6 Council members: Kandi Evans
7 Mark Malmstrom
8 Chris Milbank
9 Lance Pitcher
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11 Public Works Director Clayton Nelson
12 Recorder Sheila Lind
13 Treasurer Michelle Jensen
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15 Others Present: Lisa Aedo, Heather Lehnig, Shellie Giddings, Jerry
16 Pence, Noel Cooley, Jed Jenkins, Bryan and Brittney
17 Cascio, JoDean Bailey
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20 The following motions were made during the meeting:
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22 Motion #1

23 Councilmember Evans moved to “approve the minutes of May 19, 2026, and the evening’s
24 agenda.” Councilmember Milbank seconded the motion which passed with Evans, Malmstrom,
Milbank, and Pitcher in favor. No one opposed.

26 Motion #2

27 Councilmember Malmstrom moved to “adopt Resolution 5-2026, A Resolution to Update
28 Fees, with the conditions that the winter parking citation fee be evaluated before being charged
29 and clarification on “other structures” listed on the Zoning Clearance Permit.” Councilmember
30 Evans seconded the motion which passed with Evans, Malmstrom, Milbank, and Pitcher in favor.
31 No one opposed.
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33 Proceedings of the Meeting:

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36 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers
37 in the River Heights City Building on Tuesday, June 2, 2026, for their regular council meeting.
38 Since the May 19, 2026 meeting, Councilmember Janet Mathews resigned.

39 Pledge of Allegiance

40 Adoption of Previous Minutes and the Evening’s Agenda: Minutes for the May 19, 2026
41 meeting were reviewed.

42 **Councilmember Evans moved to “approve the minutes of May 19, 2026, and the
43 evening’s agenda.” Councilmember Milbank seconded the motion which passed with
44 Evans, Malmstrom, Milbank, and Pitcher in favor. No one opposed.**

45 Mayor and Staff Reports:

46 Recorder Lind

- 47 • She asked for newsletter contributions by June 15 for the July newsletter.
- 48 • She asked if anyone would be interested in adding an element to Apple Days to celebrate
49 America 250. Councilmember Evans suggested someone in the community could do a
50 presentation, such as Ross Peterson.

51 Councilmember Malmstrom

- 52 • The Planning Commission (acting as the Administrative Land Use Authority) reviewed the
53 Creekside Estates Preliminary Plan. They approved it with a lengthy list of conditions that
54 needed to be addressed before they could move forward to the Development Review
55 Committee.

56 Councilmember Evans

- 57 • The Ambassadors held the summer reading kick off on Monday. The Ambassadors
58 planned to be in the Millville and Nibley city parades. Hyrum City had asked for their
59 attendance but because their parade is on the 4th of July, she politely declined due to
60 there not being enough youth to represent.
- 61 • She explained to the Council that most of her budget would be spent between May and
62 August. Her purchasing card had a limit of \$500, which meant she was having to spend a
63 lot of her own money and get reimbursed. She asked if the spending limit on her card
64 could be increased. Treasurer Jensen informed that the city's policy sets the limit at \$500,
65 but that the mayor had the authority to change it. She suggested he could raise it for a
66 specific time frame and then reduce it back down. They will work through it outside of the
67 meeting.
- 68 • Ron Gonsalvas had emailed her to see if the Community Wildfire Preparedness Plan
69 (CWPP) had been signed. She thought it had been approved by the Council. The mayor
70 remembered it needed to come back to the Council for some reason. They would double
71 check and get it figured out.
- 72 • The ambassadors wanted to paint the wooden picnic tables in the pavilion. PWD Nelson
73 said they had plans to replace all the wood ones but that they could paint them if they
74 wanted to. Ms. Evans said they might do it before Apple Days (Aug 15).
- 75 • She encouraged everyone to attend a Utah League of Cities and Towns meeting on
76 Monday that was being held in North Logan.

77 Councilmember Pitcher

- 78 • He talked to Jeremy Hudson, from the county road department, last week about grading
79 Riverdale Avenue. River Heights was still on their list. Mr. Hudson also informed him that
80 oil prices had gone up substantially. They would try to stay as close to their chip seal bid
81 as they could but it would likely go up.
- 82 • He said a citizen who lived in Saddlerock emailed him about a cracked sidewalk. The
83 sidewalk repair budget had been increased, and they planned to take care of it, as well as
84 others.

85 Mayor Wright

- 86 • Library – Providence City had opted not to pursue Truth in Taxation this year to raise
87 property taxes to fund the library. Instead, they will put the question to their citizens on the
88 ballot to see if their residents want to support it. If their residents are not in support, River
89 Heights and Millville wouldn't have the funds to do a library on their own. If Providence
90 residents were in support, they would pursue Truth in Taxation next year.
- 91 • He reported on a Fire District Board meeting, in which they were told that the voucher
92 system had changed, however the Board was still planning to feedback part of the money
93 they had collected from cities outside of their district. River Heights currently had a
94 contract with Logan City for fire protection; however, residents were also being charged a
95 fire tax to the county. County Executive Daines wanted to rectify this. If River Heights
96 chose to stay in the fire district, they would likely incur a 6-10% increase. Mayor Wright
97 recommended only staying in the district if they could provide services and were willing to
98 only increase rates by 2% or less. If not, he would recommend pulling out of it. He said on
99 a regular basis the County Fire District would only come to River Heights if there were a
100 catastrophe which couldn't be handled by Logan City Fire Department.

100 • He asked for an update on the diseased park trees. PWD Nelson said on June 16 the tree
101 company was scheduled to come remove the dying trees. The cost to treat the beetle
102 disease would be \$500-600 per tree. To have them removed, it would cost about \$2,500
103 for the larger ones. Councilmember Malmstrom noted that some of the trees were bad
104 enough that they wouldn't come out of it. They would need to act soon, to treat the others.

105 Councilmember Milbank

- 106 • He gave some background information on past council discussions around renting the
107 tennis courts. The sign posted on the courts stated that they could be scheduled if
108 available. He suggested they not be rented on a regular basis, as to monopolize the courts
109 but he would be okay if they were rented now and then. He wanted River Heights
110 residents to have priority.
- 111 • He reminded of the Stewart Hill pavilion grants he had applied for hadn't come through.
112 Out of the \$85,000 in RAPZ grants the city still had, \$50,000 needed to be spent this year.
113 He had looked at a pavilion in Logan that would cost less than the wooden glulam one that
114 Ellis had bid earlier. Ellis had told him they could do the smaller structure and footings for
115 \$78,000. The remaining \$6,000-\$7,000 could be used on the concrete. They could also
116 hire a separate company to do the concrete for slightly less. He didn't know exact
117 dimensions but guessed it was smaller than 25'x25.' The plan was to place it in the
118 northwest area on an existing dirt patch next to the parking lot.

119 Mayor Wright would like to find a way to use the \$50,000 towards a pavilion so they
120 wouldn't lose it. Councilmember Milbank reminded that they usually received a population-
121 based grant in the ballpark of \$6,000 each year, which could cover concrete. PWD Nelson
122 said that amount would only cover concrete directly around the pavilion. The plan called
123 for extended concrete. He suggested putting the \$85,000 toward just the pavilion and
waiting to do the concrete all at once.

124 Treasurer Jensen said they had budgeted doing the whole project in the coming
125 year in the amount of \$120,000.

126 Mayor Wright said he liked the pavilion in Heber Olson Park better than the
127 cheaper one in Logan. They agreed that they liked the glulam structures best. PWD
128 Nelson suggested asking Ellis to come to the site to see what size would actually fit.

129 The Council was supportive of moving forward to somehow spending the \$50,000.
130 Councilmember Milbank said he would do some more homework on options.

131 Treasurer Jensen

- 132 • Since the resignation of Councilmember Mathews, Ms. Jensen was sending the water and
133 sewer invoices to PWD Nelson for approval.

134 Public Comment: Bryan Casio noticed that in May the balusters in the boy's bathroom (at
135 the Old School) started hanging down. He reported it to Catalyst, but he hadn't heard anything
136 back from them. The electrical panel was also falling out, which he fixed. Councilmember Milbank
137 said he would follow up with Catalyst to make sure they were aware and planning to fix things.

138 Brittney Cascio said it was a trend with Catalyst that there was no communication back to
139 them. They never know if their messages are received. They had noted in their work order that it
140 was a "high priority." Yesterday when they checked they saw that it had been moved down to
141 "mid-priority." Councilmember Milbank said he would contact Joe at Catalyst. PWD Nelson
142 guessed Catalyst had plans to fix it. Mayor Wright asked Councilmember Milbank to have
143 Catalyst respond better to requests.

144 Lisa Aedo introduced herself as the new countywide planner and informed that she was
145 there to serve the city's needs. She left her contact information.

146 Adopt a Resolution to Update Fees: Recorder Lind explained that the city had been
147 charging a \$100 fee for a kennel conditional use permit application, but it hadn't been listed on
148 the fee schedule before now. PWD Nelson explained that there were several different fees for
149

150 different structures on the Zoning Clearance Permit (ZCP) Application. He suggested charging
151 the same fee for sheds, decks, carports, coverings, etc. since they all took a similar amount of
152 time to review. An application for a home, commercial building, house addition or garage might
153 take more time to review so it was suggested to leave their fees alone.

154 Mayor Wright suggested including a list of "other structures" on the fee schedule. He also
155 suggested checking with Attorney Jenkins to see if they could add a winter parking fee or if it was
156 already covered in the code as a specific class of misdemeanor.

157 **Councilmember Malmstrom moved to "adopt Resolution 5-2026, A Resolution to**
158 **Update Fees, with the conditions that the winter parking citation fee be evaluated before**
159 **being charged and clarification on "other structures" listed on the ZCP." Councilmember**
160 **Evans seconded the motion which passed with Evans, Malmstrom, Milbank, and Pitcher in**
161 **favor. No one opposed.**

162 Discuss the Potential for a Dog Park and Possible Locations/Discuss where Dogs are and
163 aren't Allowed: Currently dogs were not allowed in any parks (per the city's code), unless a sign
164 was posted saying they were allowed. Councilmember Evans agreed that dogs should not be
165 allowed in Heber Olson Park due to the number of families that spend time there. She did want
166 the city to consider an area where dogs could be allowed off leash. Councilmember Malmstrom
167 noted that the north side of the old school had been suggested by some residents as a possible
168 spot. It was brought up that that area was located at an intersection and next to a business
169 complex so it may not be in a very good location.

170 Councilmember Pitcher was concerned about the city being liable if there were a dog bite
171 in an off-leash area. PWD Nelson said an off-leash area should be fenced to keep dogs
172 contained from people passing by.

173 Councilmember Milbank wanted dogs to be allowed on the sidewalks in Stewart Hill Park.
174 He noted that there were four pet waste stations around the city.

175 PWD Nelson noted that he didn't appreciate it when off-leash dogs came up to him. He
176 suggested a sign in the Stewart Hill Park stating that dogs need to stay on leash.

177 Mayor Wright said he would check with the city attorney about the city's liability for a leash
178 free, unfenced area.

179 All parks in the city were discussed. PWD Nelson stated Saddlerock Park wasn't an option
180 due to it being a water retention area. Other city parks didn't seem to be options based on size,
181 elevation, etc. Posting signs on dog waste stations that dogs needed to stay on leash was
182 discussed.

183 Discuss Old School HVAC System Analysis Report: Jed Jenkins gave a brief overview of
184 his report on HVAC options. He offered a description of the existing boiler system and suggested
185 three different options, while giving the pros and cons to each and estimated costs.

186 Option 1: Split Systems with Energy Recovery Ventilation (mini splits). The boiler would be
187 removed. Electric units would replace the steam units in the classrooms, providing heat and
188 cooling. Ventilators would be mounted to the roof. Councilmember Milbank asked about the
189 integrity of the roof in its current condition. Mr. Jenkins said the units could be placed strategically
190 on areas with the most strength. The bid for Option 1 was \$161,500.

191 Option 2: Convert the Steam System to Hydronic. The existing ventilators, heaters, etc.
192 would be replaced with hydronic units. The cost for Option 2 was \$230,000, but was only for
193 heating, not cooling.

194 Option 3: Convert the Steam System to Hydronic and Add a Chilled Water System. This
195 option was basically Option 2 with the addition of a cooling system at a cost of \$416,000.

196 Jed Jenkins asked how long they expected to use the building because the systems had
197 different life spans. Compressors usually last about 15 years. Hydronics could last 30 years. He
198 noted there were ways to simplify the options or make them more complex.

200 Full building automation could be added to all options but would be more efficient on
201 Options 2 and 3. It would allow reading and adjustments remotely. It would also allow tracking of
energy trends.

203 Councilmember Milbank asked which system would include the least amount of demolition
204 and modification. Mr. Jenkins said Option 2. Mr. Milbank also asked if the estimates included
205 installation. Mr. Jenkins said there would be additional costs for all the options and that the
206 electrical components were not added to the bid prices.

207 Option 2 could be set up with the components to add cooling later and wouldn't add too
208 much more cost.

209 Mayor Wright agreed to research the longevity of the building. He noted they could do
210 Option 1 twice, at the cost of Option 3. They had budgeted, in the coming year, for windows at a
211 cost of \$63,000. The mayor informed they had found the drawings of the original building which
212 had been helpful for Mr. Jenkins to put together his report.

213 Councilmember Pitcher supported Option 1 with electrical upgrades.

214 Councilmember Milbank noted that the Council had been looking at the building as an
215 investment property.

216 Councilmember Evans supported Option 1 with heat and cooling and the 15-year life
217 span.

218 Mayor Wright informed that rents would need to go up to help cover the additional costs.
219 He asked Mr. Jenkins if there was anything currently in place that would inhibit Option 1. Mr.
220 Jenkins said 'no' and said if they could find a recycling company, they may remove the old
221 system for free.

222 PWD Nelson asked if the three options included the hallways or just rooms. Mr. Jenkins
223 said they all included the full building.

224 Jed Jenkins said if they were leaning towards Option 1, he could get more information with
more details, such as adding the electrical proposal.

226 PWD Nelson would reach out to Rocky Mountain Power. He recalled their representative
227 had some concerns with mini splits. He would find out what they were.

228 Councilmember Malmstrom asked for a comparison of Options 1 and 3; specifically, which
229 would cost less to operate. Mr. Jenkins said Option 1 would use more electricity and less gas.
230 The breakeven point would be about 15 years between Options 1 and 3.

231 Councilmember Evans asked what determined the life span. Mr. Jenkins said
232 maintenance was the key. PWD Nelson pointed out that all the units wouldn't go bad at the same
233 time so they could spread out replacement.

234 The Council wanted to pursue finding out more information on Option 1.

235 PWD Nelson said he would hold off on the electrical repairs in the building until a decision
236 was made.

237 Councilmember Milbank asked how a new HVAC system would be funded. They
238 discussed the option of borrowing from other funds.

239 The meeting adjourned at 8:10 p.m.

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Sheila Lind, Recorder

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Blake Wright, Mayor

Resolution No. 5-2026
A RESOLUTION TO UPDATE FEES

BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, UTAH THAT: The revised fee schedule is hereby adopted and shall be in effect as of June 2, 2026.

ZONING CLEARANCE PERMIT

DECK	\$50.00
COVERING (deck/patio/porch)	35.00
SHED:	50.00
HOUSE ADDITION OR GARAGE (Building used to store vehicles)	130.00 100.00
CARPORTS (temporary and permanent)	50.00
ADDITION TO HOUSE	150.00
HOUSE OR COMMERCIAL BUILDING	200.00
COMMERCIAL BUILDING	200.00
SIGNS (FLAT, SUBDIVISION, WALL, ETC)	35.00
SOLAR PANELS	35.00
ALL OTHER STRUCTURES (list other structures)	50.00

CONDITIONAL USE PERMIT 150.00

FLAG LOT 150.00

MINOR SUBDIVISION

Pre-Application Meeting	400.00 (applied to DRC fees)
DRC Meeting	1,500.00

SUBDIVISION/PUD

Pre-Application Meeting	400.00 (applied to ALUA fees)
ALUA Meeting (all developments)	500.00
DRC Review (10 or less lots)	1,500.00
DRC Review (11 or more lots)	3,000.00

COMMERCIAL/COMMERCIAL PARKING LOT DEVELOPMENT

Preliminary Layout and Design Review	200.00
Final Layout Submittal	400.00

SEAL COAT (subdivision/commercial) 2018 \$0.54/sq ft

Includes joint seal and preparation

PETITION FOR ANNEXATION 850.00 plus costs

PETITION FOR ZONE CHANGE 300.00 plus costs

PETITION FOR BOUNDARY CHANGE 150.00 plus costs

APPLICATION TO APPEALS AUTHORITY 150.00 plus costs

RIGHT-OF-WAY EXCAVATION PERMIT 650.00 (600 is refundable)

(Only required for asphalt, sidewalk, curb and gutter cuts.)

WATER HOOK-UP 1,500.00

SEWER HOOK-UP

Improved	1,200.00
Unimproved	1,700.00

STORMWATER (required for all developments)

SWPPP Review	200.00
1 – 10 Lot Subdivision	1,000/Year
11 – 20 Lot Subdivision	1,200/Year
21+ Lot Subdivision	1,400/Year

UTILITY FEES

Deposit	200.00
Late fee	1.5%/mo (18% annual)

Shut Off Notice Delivery	20.00
Reconnect Water (M-F, 9am-4pm)	30.00
Additional Reconnect After Hours	50.00
Failure to Have Meter Accessible	50.00/mo until resolved
BUSINESS LICENSE FEES	
Commercial (less than 10,000 sqft)	150.00
Commercial (10,000 sqft or more)	250.00
Home Occupation (if impact on neighborhood)	50.00
Renew	40.00
Home Occupation (fire inspection required)	80.00
Renew	60.00
Late fee (after January 31)	30.00
Solicitor (original applicant)	50.00
Additional applicants	25.00
TEMPORARY USE FEE	25.00
WINTER PARKING CITATION FEE (per violation)	50.00
DOG FEES (No card fees charged)	
License	
Spayed/Neutered	15.00
Otherwise	25.00
Late (per month after March 1)	10.00
Kennel Conditional Use Permit	100.00
Kennel License	25.00
RENTALS (No card fees charged)	
City Building (residents only) – first 3 hours	100.00
Additional hours	30.00/hr
Deposit	200.00
Pavilion – resident	25.00
Pavilion – non-resident	50.00
Deposit	50.00
Inflatable Use in Parks	50.00
BOUNCED CHECK	up to \$30.00
UTILITY ADMINISTRATIVE FEE	2.00
PASS-THROUGH ADMINISTRATIVE FEE	10%

UPDATED, PASSED and EFFECTIVE THIS 2nd DAY OF ~~MAY~~ ^{JUNE} 2026, BY THE RIVER HEIGHTS MUNICIPAL COUNCIL, STATE OF UTAH.

Blake Wright, Mayor

ATTEST:

Sheila Lind, Recorder

River Heights Old Elementary School Study

May 1, 2026

Blake C. Wright
Mayor
River Heights
520 South 500 East River Heights, UT 84321

Re: River Heights Old School HVAC Analysis

Dear Blake,

We appreciate the opportunity to provide you with a study and cost estimates for upgrading the HVAC system serving the Old River Heights Elementary School, located at 500 E 420 S, River Heights, UT 84321. This study is based on information given to us on March 8, April 14, and a site visit on February 19, 2026. These are mechanical estimates only. Electrical, structural, and architectural items are not included. Architectural and electrical improvements will be necessary for each option. Structural improvements will only be necessary for option 1.

EXISTING MECHANICAL SYSTEM DESCRIPTION

The school is currently heated by a steam boiler system with pneumatic controls. Ventilation in the classrooms is provided by unit ventilators.

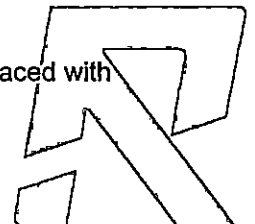
Heating in the old gym is provided with unit heaters located throughout the space. Ventilation in the gym is through an air handling unit using an intake louver located on an exterior wall, and a relief vent located on the roof.

It has been noted that the steam boiler is nearing its end of life and requires regular maintenance to keep it in operation. The pneumatic controls have been difficult to maintain due to it being an outdated type of controls system.

UPGRADE OPTIONS

Option 1: Split Systems with Energy Recovery Ventilation

The steam boiler system will be removed in its entirety. The steam unit heaters will be replaced with electric unit heaters.



The unit ventilators in the classrooms will be removed. The ventilation system in the gym will be replaced with a new gas fired DX cooled air handler. Ductless split system heat pumps will be installed in every other room to provide cooling and heating. The split systems will also include electric resistance heating.

Ventilation will be provided to these rooms will be provided via roof mounted, 1,000 CFM Energy Recovery Ventilator (ERV) with new duct work located in the corridor ceilings. The ERV's will contain an air-to-air heat exchanger. In the summer, air exhausted from the building is used to pre-cool the outdoor air, lowering the temperature of the ventilation air, and reducing the overall cooling load. In the winter, the ERV functions in a similar manner, using the exhaust air from the building to pre-heat the ventilation air, and reducing the overall heating load. A gas-fired burner or electric heater will be used to keep the ventilation air above room temperature in the winter.

Option 2: Convert the Steam System to Hydronic

The existing steam system will be replaced with a hydronic system. It is estimated that the hydronic system will supply 3,180 MBH. The heat source would likely be qty(2) gas-fired condensing boilers sized for 2,000 MBH, providing 62.8% capability in the event of a single boiler failure. To maximize efficiency of the condensing boilers, the system will be designed as a "low temperature" system with a high delta T, (160 degree supply temperature, 130 degree return temperature, 30% propylene glycol), requiring a flow rate of approximately 220 GPM. Additional components such as pumps and expansion tanks will be installed. The steam piping will be replaced with a 2-pipe supply/return hydronic system.

The existing steam terminal units (ventilators, heaters, etc) will be replaced with hydronic units

The air handler system in the gym will be replaced with a hydronic heating air handler.

The pneumatic controls system will be replaced with minimal direct digital controls. Each unit ventilator or terminal unit will be on stand-alone thermostats, the boilers will control water temperatures to set points based on outside air temperature and the pumps control flows based on a water differential pressure and boiler firing sequence. The boiler room mechanical equipment will be managed by a single Honeywell controller.

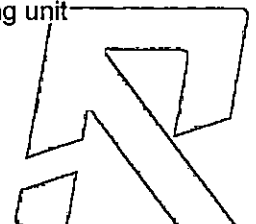
Option 3: Convert the Steam System to Hydronic and a Add Chilled Water System

The existing steam system will be replaced with a hydronic system. It is estimated that the hydronic system will supply 3,180 MBH. The heat source would likely be qty(2) gas-fired condensing boilers sized for 2,000 MBH, providing 62.8% capability in the event of a single boiler failure. To maximize efficiency of the condensing boilers, the system will be designed as a "low temperature" system with a high delta T, (160 degree supply temperature, 130 degree return temperature, 30% propylene glycol), requiring a flow rate of approximately 220 GPM.

A new air-cooled chiller and piping system will be added to provide cooling to the building. It is estimated that the chilled water system will need to supply 46 tons of cooling.

The existing steam heated unit ventilators will be replaced with hydronic heating and cooling unit ventilators.

The existing steam unit heaters will be replaced with hydronic unit heaters.



RESOLUT

(801) 530-3148

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info@resolutgroup.com

The air handler system in the gym will be replaced with a hydronic heating and cooling air handler.

The pneumatic controls system will be replaced with a direct digital control system. The cost will be dependent on the extent of the controls. The least expensive control system would be to have each unit ventilator or terminal unit on stand-alone thermostats, the boilers controlling water set point temperatures based on outside air temperature, and the pumps controlling flows based on a water differential pressure and boiler firing sequence.

The chiller will control water set point temperatures based on outside air temperature and the pumps control flows based on a water differential pressure and chiller sequence. The mechanical equipment will be managed by a single Honeywell controller.

The most expensive control system option would be to have every piece of equipment connected to a central controls system for full monitoring and control.

This option provides a full mechanical system upgrade. Compared to the other two options, this will be the most energy efficient, although the highest cost upfront. The life expectancy of this type of system can exceed 50 years, given proper maintenance, although individual components may need to be replaced after 15 to 20 years.

ESTIMATED MECHANICAL COSTS

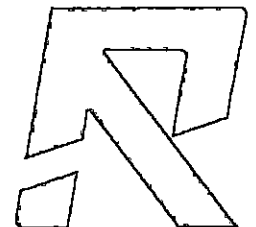
Demolition of existing systems, electrical changes and architectural modification costs are not included here.

Option 1: Split Systems with Energy Recovery Ventilation

• Split Systems	\$80,000
• ERV (Classrooms)	\$15,000
• Air Handler (Gym)	\$35,000
• Electric Unit Heaters	\$31,500
Total	\$161,500

Option 2: Convert the Steam System to Hydronic

• Qty(2) 2000 MBH Boilers	\$85,000 (total)
• Qty(2) 220 GPM Pumps	\$16,000 (total)
• Hydronic Appurtenances	\$15,000
• Piping	\$80,000
• Unit Ventilators	\$10,000
• Unit Heaters	\$9,000
• Controls	\$15,000
Total	\$230,000



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Option 3: Convert the Steam System to Hydronic and a Add Chilled Water System

• Qty(2) 2000 MBH Boilers	\$85,000 (total)
• Qty(2) 220 GPM Pumps	\$16,000 (total)
• Hydronic Appurtenances	\$15,000
• Piping	\$80,000
• 50 Ton Air Cooled Chiller	\$55,000
• Qty(2) 220 GPM Pumps	\$16,000 (total)
• Hydronic Appurtenances	\$15,000
• Piping	\$80,000
• Unit Ventilators	\$10,000
• Unit Heaters	\$9,000
• Controls	\$35,000
Total	\$416,000

For full building automation add \$80,000.

Feel free to contact me if there are any questions.

Regards,

Jed Jenkins P.E.
Principal

Resolut Group
Consulting Engineers

