

Article 23 – Updated Advisory Committee Report (4-1-2011)

ARTICLE 23. To see what sum of money Town will raise and appropriate, or otherwise provide, for design, engineering, consultation, and permitting services, construction and/or equipment related to improvement, replacement and repairs to the heating, ventilation and air conditioning (HVAC) systems at the Wellesley Town Hall; to determine whether such sum shall be raised by taxation, through borrowing and/or by transfer from available funds; or take any other action relative thereto.

(Board of Selectmen)

The write-up below is intended to substitute for the version that appears in the Report, page 59. The text that has been added is underlined.

The Board of Selectmen requests an appropriation and authorization for the Town to borrow funds for improvement, replacement and repairs to the heating, ventilation and air conditioning (HVAC) systems at Town Hall. The amount of the requested appropriation ~~will be available by Town Meeting~~ is \$425,000. This project will be funded with inside the tax levy debt and the estimated annual debt service is approximately \$60,000.

The HVAC system in Town Hall was installed in the 1980s. Town Hall is approximately 32,000 sq. ft. and both the heating and cooling for the building are provided via a two-pipe loop connected to fan coil units. The system can run in only one mode—heating or cooling—at any time and the cutover from one mode to the other is complex and requires an outside contractor. The heating comes from a gas-fired boiler, and the cooling is provided by a chiller, located in the basement and a condenser outside the building. The boiler which heats the building is still in good shape, but over the last several years, the Town has spent funds to keep the chiller and condenser units functioning. An energy audit of the Town Hall undertaken in September, 2010 confirmed that the chiller and air handlers are “in very poor shape” and should be replaced.

In addition, the existing controls for both the heating and cooling use old manually controlled pneumatic valves. This prevents the building from being properly heated or cooled with temperatures varying significantly throughout the building and diverging from the thermostat settings, thereby wasting energy. The energy audit also recommended replacing the existing control system with digital, wireless controls to allow for temperature set-backs at night and other modulation of the temperature.

Early in 2011 the Permanent Building Committee hired an engineering firm to design a replacement system for the elements of the HVAC system that are at the end of their lives. MacRitchie Engineering of Braintree, MA has designed and specified a system that includes a single chiller/condenser that would be located outside the building, as well as wireless controls that will permit modulation of the functioning of the unit during the daily cycle of temperature fluctuation. ~~Initial estimates of the cost of the system are approximately \$326,000 and the approximate annual debt service would be \$45,000. Bid specifications have been advertised and bids are due on March 15, 2011. Thus, firm bid numbers will be presented at Town Meeting.~~ If funds for this project are appropriated, replacement would take place by the fall of 2011.

Passage requires 2/3 Vote.

Advisory ~~will make its recommendation at Town Meeting~~ recommends favorable action, 12 – 0.