



COMMUNITY PRESERVATION  
APPLICATION FOR FUNDING

2022 APR 28 P 4: 00

**PROJECT CONTACTS**

Applicant Name: Michelle Tyler

Applicant phone:

Email: mtyler@randolph-ma.gov

Group or Committee Affiliation (if any):

Contact Person/Project Director:

Names of governing board, trustees or directors: Trustees of Stetson Hall

Federal Tax ID (if non-profit)

**PROJECT INFORMATION**

Project Name: Stetson HVAC Renovation Project Category:  Historic  Open Space  Housing  Recreation

Site Address: 6 South Main Street

Property Owner: Town of Randolph

Projected Cost of Project: \$ 70,000

Summary Project Description:

Replace HVAC controllers at Stetson Hall and establish a communications network.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

4, 28, 22

NOTE: Tax & utility payments MUST be up-to-date for an application to be reviewed



## COMMUNITY PRESERVATION APPLICATION FOR FUNDING

*Each section below **MUST** be completed for all funding requests*

**Scope/Concept of Project:**

Replace HVAC controllers at Stetson Hall. Install Honeywell Jace 8000 controllers, for boiler and chiller, install new controllers, thermostats, discharge air sensors, relays, status relays and establish a communications network. New programming schedules and graphics will be introduced. Costs include training to end users.

Full scope of work is attached as a separate document.

**Goal(s):** Provide a list of broad goals of the proposed project

This upgrade to equipment is expected to improve (reduce) utility costs for heating/cooling Stetson Hall and eliminate the frequent emergency repairs to the existing aged system. The project retains 4 existing cabinet heaters and heaters and thermostats, 4 unit heaters and thermostats, and other piping/tubing. The vendor will assess functionality and recommend repairs as applicable. The Town is responsible for providing internet connection and other minor repairs that may occur as a result of the project (e.g. painting, patching)

**Success:** How will the success of this project be measured?

**Projected Action Plan and Timeline:** Include project critical elements, expected expenditures, receipt of other funds/revenues.

**Summer 2022**

- Procurement process for contractor. Sealed bids are required based on the estimated project cost.
- Selection of qualified contractor.

**Summer/fall 2022**

- Installation of new equipment and training for end users

Work to be completed before the fall/winter heating season.

**Evaluation:** Describe how you will monitor progress toward meeting the stated goals.

**Stewardship:** Indicate how the project will be maintained after CP funds have been spent. Provide a 5 year plan.

Maintenance and repairs will be managed through the Town's general budget.

**Budget** Describe expected project costs including such things as personnel costs, operating expenses such as printing, postage, etc. Provide quotes (\*\*Refer to application bid requirements on page 1\*\*).

Estimate received in 2020 was for \$60,000. Anticipating cost increases and allowing for contingency, the budget is increased to \$70,000

**Funding:** Detail additional funding sources that are available, committed or under consideration.

**Relevance:** Indicate how the project is important and relevant to the current and/or future needs of the Town.

The current HVAC systems installed at Stetson Hall are greater than 10 years old. While they adequately serve most of the spaces in the building, not all spaces are managed (heated/cooled) sufficiently. Given that Stetson Hall is home to a number of local businesses renting/leasing the space; the Town aims to serve as a good "landlord" by ensuring consistent and comfortable temperatures throughout the building. The Town also hopes to improve the operating budget for Stetson Hall by reducing energy consumption and related costs.



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**Support:** Describe the level of support for this project. Include any letters/petitions.

**Restrictions:** Provide proposed deed restriction language. Note that funds will not be released until a deed restriction is in place.

**Support Documents:** Provide maps, existing & proposed site/floor plans, professional renderings for the property and/or structures affected.

**Other(if applicable):** Documentation that applicant has control over the site (P&S, option, deed); evidence that the project is in compliance with the zoning ordinance, other laws or regulations; evidence that the proposed site is free of hazardous materials.

### COMMUNITY PRESERVATION COMMITTEE USE:

Received On: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reviewed On: \_\_\_\_/\_\_\_\_/\_\_\_\_

Determination: \_\_\_\_\_

Date to Town Council: \_\_\_\_/\_\_\_\_/\_\_\_\_ CPC Chair: \_\_\_\_\_



## Budget Proposal

Date: 07/27/2020

To:

Town of Randolph  
6 South Main Street  
Randolph, MA 02368  
Attn: Henry Cooke

From:

Brian Hobgood

JOHNSON CONTROLS INC.  
39 SALEM ST  
LYNNFIELD, MA 01940-2621  
Phone: 781-245-9561

**Project:** Town of Randolph Stetson Hall Controls Budget Pri

### Scope of Work

Johnson Controls is pleased to provide the following scope of work and budget proposal for Town of Randolph Stetson Hall

The scope of work included in this proposal is as follows:

- Replace the existing Honeywell Supervisory Controller located in the basement with an JCI Metasys NCE (Network Control Engine) and connect existing points.
- Replace the existing Supply and Return Temp sensors for the Hot and Chilled Water systems
- Install new Outdoor Air Sensor
- Connect new controller to existing Start/Stop/Status points for the Boiler and Chiller
- Run new communication trunk from the basement Metasys NCE to the 3rd floor mezzanine, and install three (3) JCI FEC's (Field Equipment Controller) for the three (3) AHU's serving the Auditorium and connect to existing points
- Install two (2) wireless Bus Controllers
- Install three (3) wireless temperature sensors for the three (3) AHU zones
- Provide Metasys basic Graphics
- Verify Proper Operation of new JCI Metasys System
- Provide four (4) hours of Training.

**Exclusions & Clarifications (applies to all sections)**

1. Pricing is based on normal working hours, Mon-Fri, 7am to 4pm. Excludes all off-hours work.
2. Remote access is available if a Data drop is provided to the panel in the boiler room by the Town of Randolph.
3. Excludes all 120v power to controllers, transformers or any other applicable devices.
4. Excludes any demolition work unless noted otherwise in this proposal.
5. Low voltage cabling will be installed using plenum rated cables without conduit in concealed, accessible locations. Where exposed or subject to damage, EMT conduit will be used. This applies to all control work.
6. Excludes any work or services associated or connected with the identification, abatement, cleanup, control, removal or disposal of hazardous materials or substances, including but not limited to asbestos or PCBs. Excludes Maintenance or troubleshooting not associated with the scope of work described above.
7. Excludes Air or Water test & balancing
8. Excludes 3rd Party Commissioning
9. Excludes liquidated damages.
10. All invoices are net thirty (30) days.
11. Excludes any and all items not specifically mentioned in the Scope of Work described above.