

# Administration Building Furnace Issues

March 9th, 2017- Mechanical Maintenance converted the furnace from propane to natural gas. In the process they removed the burner and found the front of the burner rusted and broken off. After working on the burner they were able to get the furnace to light and run.

March 10th, 2017 - During a temperature check of the district's buildings it was found that the Admin furnace was not running. Mechanical Maintenance was called out to re-start the furnace and after a couple hours they were able to ignite the furnace. At that time, they recommended that we replace the burner.

March 11th, 2017 - After monitoring the building we found the furnace was down again and Mechanical Maintenance was called back out. They again were able to ignite the furnace and keep it running. It stayed running for the next month and a half. During this time Mechanical Maintenance gave us a price of \$ 5,600 to replace the burner and they let us know that the company who installed the furnace was out of business.

May 1st, 2017 - Again the furnace went down; this time we called MJ Daly to look at and repair it. MJ found that there is a grounding issue because of the broken part on the burner. They were able to get the furnace running again, but stated that not only does the burner need to be replaced, so does the fire box, because of rust.

May 9th, 2017 - MJ Daly was called again to re-start the furnace. MJ did get the unit running again and stated that each time they repaired it they were getting less run time due to the ability to apply a proper ground to the burner. MJ also stated that while investigating pricing for a replacement burner, the company that manufactured the unit is no longer in business. They recommended that because of the damage to the burner and firebox in addition to the difficulty to order parts, the unit should be replaced.

After the furnace failed again we started using portable heaters in the offices to avoid more repair costs to the damaged unit. The total repair cost for the furnace this fiscal year has been \$2,556 and that does not include the conversion cost that the Town covered. The furnace is currently 18 years old and has a lifespan of 20 years. We have had other issues with the unit over the years such as overheating, excessive cooling areas, excessive noise, vibration, difficulty to service, and limited control.

I have worked with both Mechanical Maintenance and MJ Daly for different options with the current unit or replacement. We explored installing ductless split units in each area, keeping the current unit, redesigning the ductwork, installing baseboard radiant heat, removal of the current unit and installation a new unit outside of the building. With the current issues of this unit, I would recommend putting out an RFP to remove this unit and installing a new unit outside of the building.

(Submitted by William Trudelle)