

CITY OF WILLMAR

PUBLIC WORKS/SAFETY COMMITTEE MEETING

5:00 PM, WEDNESDAY, APRIL 22, 2020

TELECONFERENCE GOTO MEETING

(Instructions to follow by separate email)

AGENDA

5:00 PM Call to Order

Action Items

District Heating Upgrades: WRAC 8, Auditorium & City Hall

Adjourn



CITY COUNCIL AGENDA REPORT

To: Mayor and City Council	Date: April 22, 2020
From: Sean E. Christensen, P.E. Public Works Director	Subject: District Heating Upgrades: WRAC 8, Auditorium & City Hall

RECOMMENDED ACTION:

Motion By: _____ Second By: _____, to authorize staff to solicit quotes for the recommended heating source of all three facilities.

DETAILS:

Willmar Municipal Utilities is decommissioning district heat on July 1, 2020. Currently WRAC 8, Auditorium and City Hall buildings use district heat as their sole heating source. Options for each building include:

WRAC 8

The determination if WRAC 8 is moving to the new City Hall building will define what upgrades are made to the existing building.

Options of electric or gas heat for the building are available. Electric heat would consist of two, four and six foot baseboard heaters throughout the building. The conversion to an electric heating system is estimated at \$10,000. Gas would require the removal of the existing hot water coils and replaced with two furnaces along with vent and condensation piping, duct modifications and roof terminations. The conversion to a gas heating system is estimated at \$23,000.

Staff recommendation- Convert to electric heat for an estimated \$10,000.

Auditorium

Authorization is needed for staff to solicit quotes for a boiler to replace the district heat system. A 560,000 btu boiler system is estimated at \$45,000, and includes gas piping, venting, expansion tank, primary loop piping and pump. The hot water source for the building is also from this system so a hot water heater will be needed as well. A hot water heater is estimated at \$5,000.

Staff recommendation- Convert to boiler (gas) heat for an estimated \$50,000.

City Hall

The determination if City Hall will be either demolished or sold will define what size boiler will be used to heat the building.

If the building is sold, a single 260,000 btu boiler would be appropriate to heat it. The system is estimated at \$21,000 and would include gas piping, venting, expansion tank, primary loop piping and pump. The new tenant could potentially add an additional boiler if desired to convert it into a redundant system. If the building is demolished, a larger boiler could be installed and later moved to the new City Hall. The boiler would be sized to accommodate the total square footage of the new building. This option is estimated at \$27,000.

Staff recommendation- Convert to boiler (gas) heat. Size and cost is dependent upon Council decision for existing City Hall property.

FINANCIAL IMPACT:

\$50,000 is included in the CIP for each of the buildings (City Hall and Auditorium). WRAC 8 has \$12,000 in the operating budget for the conversion.

REVIEWED BY: Brian Gramentz, City Administrator

COMMITTEE MEETING DATE: April 22, 2020

COUNCIL MEETING DATE: May 4, 2020