


TOWN OF OCEAN VIEW
DELAWARE

March 25, 2025

TO: Mayor and Council

FROM: Carol S. Houck, Town Manager



SUBJECT: Recommendation to make HVAC Repair/Replacements – 201 Central

BACKGROUND

Over the past 3 or 4 summers we have experienced air conditioning issues associated with the system freezing up and having to be shut down. During these times, condensation accumulates rapidly while attempting to cool the building and has created flooding within the mechanical room and on more than one occasion water leaks through to the first floor.

We have attempted to address this issue each year with our former HVAC contractor and staff monitored the system closely during peak summer heat to prevent flooding. Often having to shut the system down to thaw.

In addition, we experienced consistent humid conditions in the 2nd floor gym/restroom during warm months and overheating in our computer room.

Therefore, in late 2024 we brought in North Star Heating & A.C. to perform a full evaluation of the system and presentation of solutions.

SOLUTIONS/COST

North Star Heating and A.C. Incorporated has advised that our two prime furnaces for the building don't have sufficient blower capacity to function with our existing and newer 5 Ton air conditioning coil/condenser. They have advised that preplacing the existing older furnaces will address the issue of the units freezing up and having to be shut down to thaw as well as the accompanying leaks. \$18,500

Likewise, their inspection found that duct work modification is necessary for the 2nd floor gym/restroom as the return air is pulling from a closet causing the humid conditions, and the need

to add and relocate returns for the conference room, providing relief to the 2nd floor computer room. \$6,000

FUNDING

Funds to cover the cost of these building maintenance requirements are available from the following sources:

Capital Reserve Trust Fund	\$18,665
Capital Reserve Trust Fund Contingency	\$5,835

RECOMMENDATION

It is therefore recommended that Mayor and Council authorize the Town Manager to enter into a contract for services with North Star Heating & A.C. Inc. at the total cost of \$24,500 for materials and labor to correct various HVAC issues as outlined above.