



DIRECTOR CORPORATE SERVICES REPORT

12th September 2006

**DCS9 AIR CONDITIONING UNITS IN CHAMBERS
AND COMMITTEE ROOM
FILE: 398 KRW**

SUMMARY:

Reporting on the need to repair or replace the air conditioner units in the Council Chambers.

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DESCRIPTION:

The air conditioning units in the chambers and committee room have for some time produced a background noise during meetings, and this noise has gradually become worse as the A/C units are mounted onto timber stands which in turn are fastened to the ceiling framework. Over time the operating vibration of the units has caused the timber mounting supports to weaken and move creating the noise that is currently experienced.

Although an exact time of installation of the current units cannot be determined the units have been in place for many years and the connecting pipes of the unit in the chambers have started to leak into the ceiling and overflowing into the chambers. This may have been caused by the movement of the unit that now exists, or the age of the equipment.

The efficiency of the old type units should be taken into account when deliberation is taken on this matter. The new units available are far more efficient in production and running cost.

The current A/C units in the chambers and committee room are not compliant with the current standard for air conditioners AS 1668.2 as no fresh air intake is installed.

Repair/upgrade option

Ignoring the inefficiencies of the current units the most affordable short term option is to relocate the units onto a galvanised stand

support structure outside the chambers, upgrade ducting, and install fresh air intake in so doing conforming to the Australian Standard. AS1668.2. Trial Bay Air-Conditioning and Kempsey Refrigeration and Air-conditioning were both asked to assess the upgrade or replacement. Trial Bay Air-Conditioning's quote to repair and upgrade to standard is \$8,100 plus GST. A quote from Kempsey Refrigeration was not received to the date of compiling this report but is expected to be similar. The quotes will be assessed in terms of Council's purchasing policy.

Replacement option

The long term option would be the replacement of the current system with inverter style units. The quotation on costs of this option range from \$24,000 to \$28,000 depending of the type of new system.

While the replacement would be a better long-term option, we however have a summer season about to commence. During a previous summer when a breakdown occurred on Council meeting day the meeting had to be re-located from the Chambers because of the heat of the room. If repairs could be funded they could be undertaken before this summer and the replacement could then be deferred for 3-5 years.

It will be recommended that the repair/upgrade option be implemented and be funded as follows: -

- re-allocation of \$5,000 provided in the 2006-2007 budget for Civic Centre external painting. This painting was for the eaves and can be re-listed for 2007-2008.
- re-allocation of \$5,000 provided in the 2006-2007 budget for a new Civic Centre main fax machine. A new initiative is being introduced where the copiers are being upgraded (from photocopier budget) to fax machines so that a separate fax is not required.

This will provide \$10,000 for the air-conditioner upgrade works.

REPORT IMPLICATIONS:

- ***Environmental***

Installation of more efficient A/C units would reduce the running cost and would be energy saving.

- ***Social***

The Council Chambers is one of our main public areas and should be made comfortable for the public. More frequent breakdowns of these old air conditioners have occurred and in summer the Chambers, being the top floor, heats up very quickly without an efficient air-conditioner.

- *Economic (Financial)*

There is no specific funding listed for the alteration or upgrading of the Council Chamber air conditioning systems in the 2006-2007 budget.

Re-allocation of funds provided for other capital works can allow the repair/upgrade work to proceed.

- *Policy or Statutory*

Nil

- *Director's Review*

Nil

RECOMMENDATION:

1. That repair/upgrade to the Council Chambers air-conditioning units be undertaken immediately and be funded by reallocation of \$5,000 listed for Civic Centre external painting and re-allocation of \$5,000 listed for Civic Centre fax machine.
2. That \$5,000 for external painting of the Civic Centre be listed for consideration in the 2007-2008 draft budget.
3. That full replacement of the air-conditioning units in the Council Chambers be listed for consideration in the 2009-2010 budget.

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G B Snape
DIRECTOR CORPORATE SERVICES