

## Jerry Bohnsack

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**From:** Adam Siemers <Adam.Siemers@widseth.com>  
**Sent:** Monday, April 21, 2025 9:50 PM  
**To:** Jerry Bohnsack; Scott Sadusky (ssadusky@hotmail.com)  
**Subject:** Breezy - Furnace options

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Hi Jerry and Scott,

Below is a brief review of the options we have to consider at Breezy.

1. Leave the existing single stage Furnace and Condensing unit as is. They are both 4-5 years old and in good condition. The only con to this system is that it is single stage, meaning it is on/off with no modulation. This is not a bad thing, there is just better equipment available (in terms of modulation). The pro is this option would result in a credit for the amount of the condensing unit that was specified. (TBD - Hytec has these numbers)
2. Replace the furnace in question with a modulating furnace which will "talk" with the modulating condensing unit that was specified. The pro to this option is that the heating and cooling for that space will modulate to maintain constant cooling or heating vs an on/off system. Essentially meaning the system has "cruise control" for when there is a heavy or light load. This provides better dehumidification which can limit complaints of a cold, damp space in the summer. In the winter, it will reduce the hot to cold temperature swings in the space and is more efficient than on/off heating. The con is that it will add cost to the project. (TBD - Hytec has these numbers)

I hope this summary helps. This is a literal 50-50 decision without a wrong answer in the end.

Please reach out if this does not make sense in any way.

Thank you,  
Adam

## Jerry Bohnsack

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**From:** Adam Siemers <Adam.Siemers@widseth.com>  
**Sent:** Wednesday, April 23, 2025 10:54 AM  
**To:** Jerry Bohnsack; Scott Sadusky (ssadusky@hotmail.com)  
**Subject:** RE: Breezy - Furnace options

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Hi Jerry,

My thoughts are all newer furnaces are riddled with problems. Seems like controls boards, switches, and motors, are fragile/finicky to a certain degree. Two stage equipment does have a little less moving parts, so in theory, they should be better in that sense but who knows. The only issue from a theory perspective is that two stage equipment is 60% and 100% . A variable speed unit can turn down all the way to 25%.

If the decision is to replace the current units, a two stage will work well in the space. It's the "better" of a good, better, best.

Thank you,

**Adam Siemers, PE**  
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**50 Best Places to Work** (*Prairie Business Magazine*, 2024)

**From:** Jerry Bohnsack <jbohnsack@cityofbreezypointmn.us>  
**Sent:** Wednesday, April 23, 2025 8:51 AM  
**To:** Adam Siemers <Adam.Siemers@widseth.com>; Scott Sadusky (ssadusky@hotmail.com) <ssadusky@hotmail.com>  
**Subject:** RE: Breezy - Furnace options

Good Morning Adam

Yesterday I had a conversation about the council room furnace with a Breezy Point council person. He expressed a concern that modulating furnaces seem to be riddled with breakdowns and replacement parts are expensive . He suggested that we look at a" two-stage furnace-a two stage operates at two fans speeds(low & high) as temps within interior spaces calls for heat along with outdoor temp it will fluctuate between the two speeds"

Your thoughts?

Jerry