

**Council Order: 2026-032**

**Introduced by: Town Manager Brian Howard  
April 27, 2026**

**Transfer of General Fund Free Cash  
For Emergency Mechanical Repairs at Stetson Hall**

To see if the Randolph Town Council will vote to transfer \$65,000.00 from certified General Fund Free Cash for the purpose of funding emergency mechanical repairs at Stetson Hall consisting of repairs and restoration of the heating and cooling systems, including critical repairs to the building's chiller and boiler systems, in order to ensure continued operation, prevent further system failure, and stabilize building conditions.

**Explanation:** As part of ongoing efforts to preserve and maintain Stetson Hall, the Town recently initiated a regular preventative maintenance program for the building's heating and cooling systems. Through this process, it has become evident that both the chiller and boiler systems are experiencing significant mechanical issues requiring immediate attention.

**Chiller System:** The chiller is exhibiting signs of a refrigerant leak and requires a full system charge, pressure testing, leak identification, and necessary repairs. Additionally, the water-side heat exchanger is heavily fouled and requires a complete cleaning utilizing a RYDLYME treatment and system flush. It was also discovered that, while a water treatment system had previously been installed, it was never connected or utilized. This request includes connecting and activating that system, which will then be incorporated into the Town's ongoing preventative maintenance program. **Estimated cost: Not to exceed \$30,000.**

**Boiler System:** The rear section of the existing Weil-McLain boiler has failed and requires full disassembly of the unit to determine whether a seal kit replacement or full section replacement is necessary. This process requires disconnecting system piping and temporarily taking the boiler offline. In addition, the system currently provides domestic hot water; however, to improve efficiency and reduce long-term operating costs, a separate electric hot water heater will be installed to eliminate the need for year-round boiler operation. Lastly, a failed water circulator pump must be replaced to restore system functionality. **Estimated cost: Not to exceed \$35,000.**

These repairs are necessary to ensure the continued safe operation of Stetson Hall, prevent further deterioration of critical building systems, and support the long-term preservation of this historic facility.