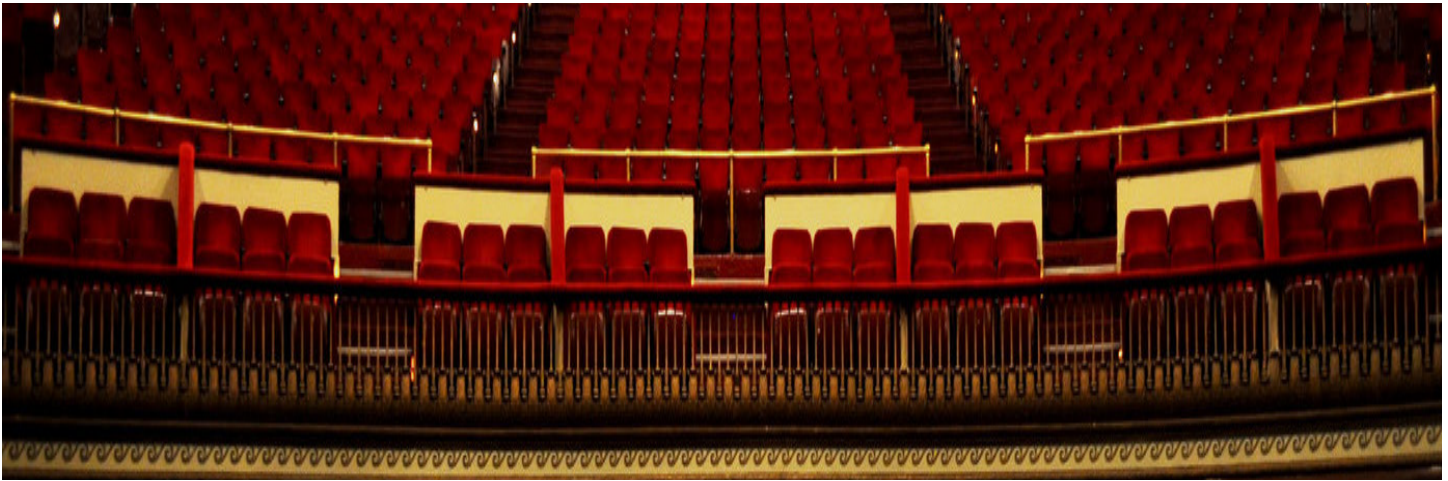


# The Town Hall Foundation

## Replacement of Water Cooled System

### Performance Venue



#### THE OPPORTUNITY

The Town Hall, a national historic landmark seating over 1,500 people, had two outdated cooling towers on the roof as well as five 18-year old R22 chillers in the basement of the building that had served beyond their useful life and needed to be replaced.

#### THE PROJECT

Donnelly Mechanical's design-build approach determined that replacing the existing water-cooled system with an air-cooled chiller system was the best solution - allowing for less equipment, more efficiency and better serviceability. Donnelly disconnected, removed and disposed of five old chillers in the basement and two existing cooling towers from the roof. New steel dunnage was provided to handle the new equipment. The new 110-ton air-cooled chiller was placed on the roof by use of crane. New ultra-quiet sound insulation was installed with the new chiller to minimize noise levels for the venue. All feeds were connected, and the new equipment was tested.

#### THE OUTCOME

Donnelly Mechanical leveraged its design build expertise to provide a new design and an enhanced air-cooled solution that:

- Eliminated all chemical treatment and testing, and associated costs, required for cooling towers;
- Saved valuable space in the basement needed by The Town Hall
- Generated considerable savings on electricity, with ROI achieved in less than three years.

#### Project Role

- Special Projects

#### Technical Scope

- Remove (5) old chillers and (2) cooling towers
- Install new steel dunnage
- Run new chilled water lines and power up the side of the building
- Install new 110-ton air cooled chiller
- Provide all required drawings and permits for the job, including landmark status

#### Challenges

- Landmark Status - Special steps needed to be taken to meet codes and regulatory requirements



Donnelly was involved in every phase of the project: from design right through starting and testing the newly installed system, including supplying the drawings, spec'ing the equipment, and executing all aspects of the turn-key installation. This afforded The Town Hall management a single point of contact throughout the entire process for a smooth and successful project.

*"I wish to thank Donnelly Mechanical for the installation of our brand-new air conditioning equipment. Throughout the entire six-month process, their Project Manager was always available to us. He was responsive to every concern and took special care knowing the hall is a national landmark. When an issue would surface, he was there to work through it with us. We highly recommend Donnelly for their quality service and their team."*

-Executive Director,  
The Town Hall Foundation



Donnelly installed a new air-cooled chiller system, allowing for less equipment, more efficiency, and better serviceability.