

Air Conditioning and 22 Station

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This document is meant to be reviewed with the accompanying oral commentary. Without the accompanying oral commentary, readers may not obtain a complete understanding of material in this document.

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Current AC Situation at 22 Station

- The buildings do not have Central AC or any infrastructure for Central AC. Some of the Units are very warm in the spring, summer and early fall. With the possible trends in climate, possibly even warmer in the future.
- Hotel guests often register negative comments in social media about the lack of effective AC.
- Arguably, the portable AC units don't support the brand of the property and may not be as effective as desired.
- The future properties next door or across the street will likely have Central AC
- Each Unit has electrical capacity limitations
- Each building has electrical stacks that have electrical capacity limitations
- Some Owners desire an AC solution that the Board will approve

22 Station Engaged ACCO Engineered Systems to Investigate and Design AC Solutions **DRAFT**

- Functional
- Fits Within Electrical Constraints of the Building Infrastructure
 - Individual Units
 - Electrical Stacks of the Buildings
- Aesthetic
- Quiet

Potential AC Solutions

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Unit Type	Product	Product Description	Base* Installed Price – 1 Room with AC	Base* Installed Price – 2 Rooms with AC	Base* Installed Price – 3 Rooms with AC	Base* Installed Price – 1 Room with AC
One Bedroom	Samsung 1.5 Ton Mini split with cassette air handler(s) and (1) condenser	https://samsung-files.s3.us-east-1.amazonaws.com/Tech_Files/Marketing_Dept/Literature/88459_Samsung_2025_FJM_Brochure_CMYK_Interactive.pdf - See below also	\$44,780	\$47,550	N/A	N/A
Two Bedrooms	Samsung 2.0 Ton Mini split with cassette air handler(s) and (1) condenser	- Same as above https://www.samsunghvac.com/residential/windfree-standard	\$45,700	\$47,250	\$50,000	
Three Bedrooms	Samsung 3.0 Ton Mini split with cassette air handler(s) and (1) condenser	Same as above	\$52,700	\$55,500	\$57,250	\$59,800

*Costs for permits and unforeseen expenses are in addition

Conceptual View – One Bedroom Unit, Living Room



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Conceptual View – One Bedroom Unit, Bedroom

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Conceptual View – Exterior Deck

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Conceptual View – Exterior Deck from Street

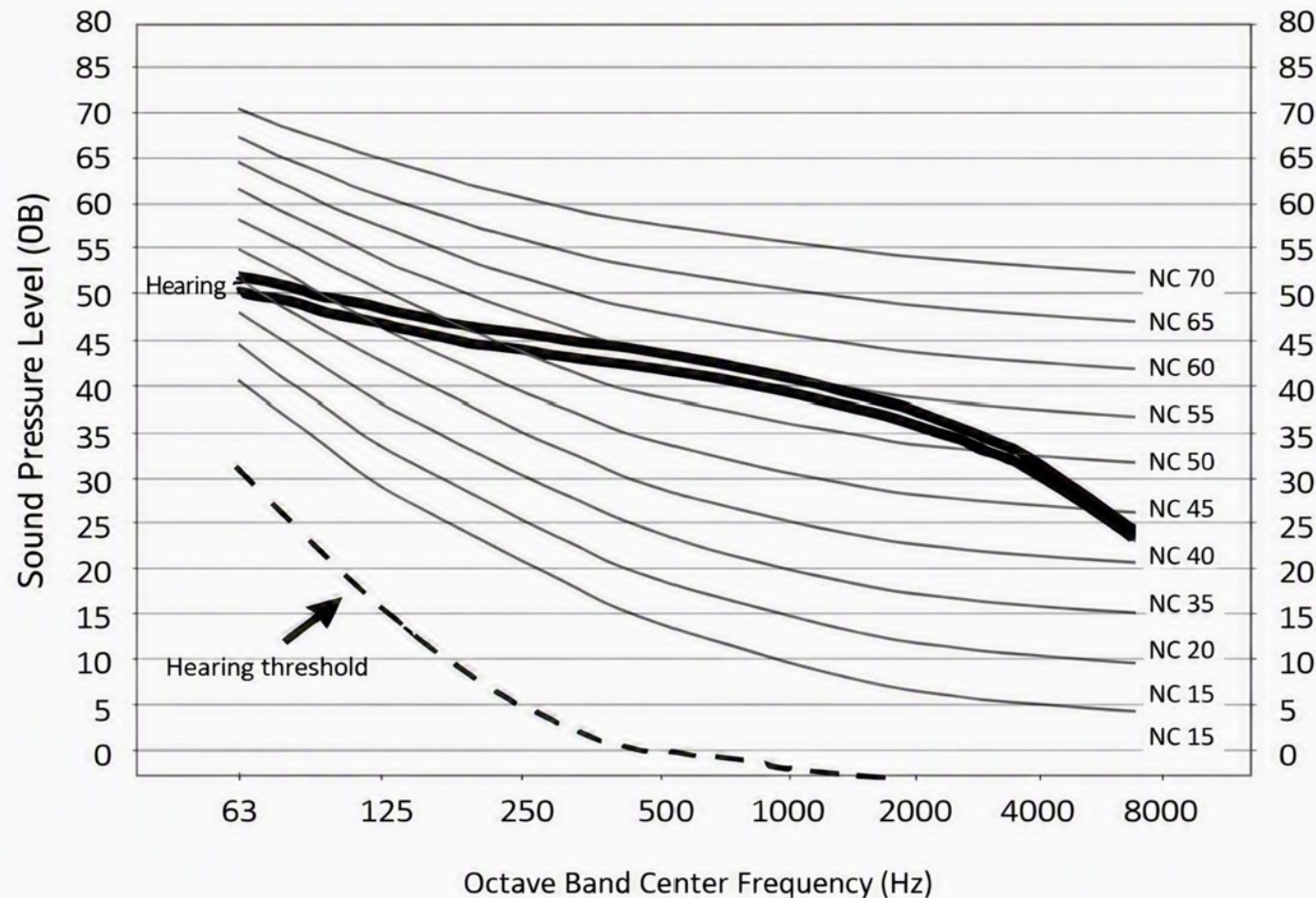
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External Acoustics

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3) JXG36J4D (AJ036DXJ4CG/AA)



- 50-55 dBA is manufacturer's estimate
- Roughly similar to a quiet dishwasher or modern refrigerator hum
- dBA decreases 6 dba for every doubling of distance
- Indoors, through modern windows, 50-55 dba typically drops to 30 –40 dBA which is similar to a laptop fan.

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Fall 2026 Purchase and Installation

- Limited Availability – three (3) to six (6) Residential Units only
- 15% Discount on Base Pricing
- Indicate interest on survey at www.22station.com/actownhall

Initial Survey Results

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