

To:	David Levo	Today's Date:	1/20/2012
From:	Sergiu Pelau	Sheet:	1 of 5 Date of Visit: 12/7/11
Project:	WPU Academic Zone Master Plan	Trade:	Mechanical
Project No.:	WPU01000	Site Contact:	

Coach House:

- 1. Central plant located in Hunziker Wing connecting piping is leaking
 - a. Gas fired plant 10 year old
 - b. Two steam boilers 40 HP each
- 2. Steam building, radiators have local thermostat
- 3. 2 RTU's Air cooled CAV
 - a) One is not working
 - b) Other is 30 years old in bad shape
- 4. Window AC units throughout the building
- 5. No cogeneration for the future
- 6. Only Smoke Detectors no sprinkler
- 7. No sump ejector pumps
- 8. Asbestos in basement
- 9. Computer labs move to Science Building
 - a) No decided occupancy.

Hunziker Hall:

- 1. Old elevator (no sump pump in pit)
- 2. Has emergency generator for IT services only in Hunziker Wing
- 3. Steam heating
- 4. 40 years old
 - a) FCU's in wall cooling mostly not working; heating works
 - b) Window AC units
 - c) No other airside cooling
- 5. BMS for HX, Boilers (Anderson Controls) monitoring and modulate temps

Tel: 212.921.2300 Fax: 212.556.3262

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Hunziker Wing

1. Old elevator (no sump pump in elevator pit)

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- 2. Hot water provided from steam-HW heat exchanger
- 3. Four DX units from 1980's 5 tons each
- 4. Nursing Lab
 - a) DX split system
 - b) Redone 3 years ago
 - c) HW radiators
- 5. Lecture Hall
 - a) 13 years old
 - b) RTU air cooled, gas fired, CAV (Anderson control)
 - c) HW radiators
- 6. Asbestos in both buildings
- 7. Ground water in boiler room

Raubinger Hall

- 1. No major problems with the elevators, one old, one new 10 years old
- 2. No sump pumps in elevator pit
- 3. Heating upgraded 10 years ago
- 4. 2 HW boilers (Airco boilers) HW to units
- 5. New BMS for major components
- 6. 4 old AHUs (age of the building)
 - a) Dual duct type
 - b) Ductwork old bad shape
 - c) Controls updated
 - d) Coils replaced
 - e) Chilled water supplied from air cooled chiller
 - f) Air cooled chiller is 200 tons and 10 years old
 - g) Pumps 10 years old

7. Provost

a) Independent DX cooling Trane unit with HW coils

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- b) 10 years old
- 8. Lecture Hall
 - a) Independent cooling
 - b) AHU-2 is old
 - Ductwork is redone
 - c) Fan coil units in classrooms for heating and cooling
 - Good shape
 - 10 years old
 - New controls
 - a) Some classrooms have FCU's (2, 3 floors)
 - b) Some classrooms have FCU's and overhead air distribution from AHU's (1st and 4th floors)
 - c) New BMS is being finalized.
- 9. All buildings shall be provided with back-up generators.

Wightman Gym

- 1. No elevators
- 2. (3) RTUs under 25 tons
 - a) Supply Office Area, Classroom Area, Training Room
 - b) 10 years old
 - c) Air-cooled
- 3. HW radiators
- 4. Boilers
 - a) 8 years old
 - b) New pipe next to boiler
 - c) 7 Aerco boilers
 - d) Gas fired, 2 mil btuh
- 5. 3 AHU's for gym, pool and lower level heating only (HV)
 - e) AHU for pool is the age of the building
 - f) Exhaust fans are in process to be added.

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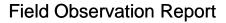
- 4 old ones are not upgraded
- 6. BMS is 15 years old
- 7. HW reheat coils for CAV boxes for offices
- 8. Pool components below are from original building
 - a) Heating
 - b) Filter
 - c) Ventilation

Shea Center for Performing Arts

- 1. 1 elevator with sump pump
 - a) 10 years old
 - b) 1 for stage
 - c) Not in good shape
- 2. Gas boilers 10 years old (2 x 2 mil btuh)
- 3. Chiller
 - a) 225 tons
 - b) 3 years old
 - c) Old steel piping
- 4. AHU-4 (CHW, HW) auditorium in penthouse (not part of scope)
 - a) Bad location
 - b) No maintenance
 - c) No drain pans- leaking on stage
- 5. AHU 1 & 2
 - a) In basement
 - b) Age of the building
 - c) Fair shape
- 6. Perimeter HW heaters, baseboard or FCU
- 7. AHU-3 part of new renovation not part of scope
- 8. AV rooms DX units in good shape
- 9. No generator

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- 10. Performance and auditorium not part of scope
- 11. High water table
- 12. BMS is 15 years old

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