



Field Observation Report Number: Morristown, NJ

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

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