

Bryant Woods ES HVAC Work

8/1/24

Existing HVAC Systems: 6 VAV cooling RTUs (O-Office; KA-Art; SE, SW, NE, NW - Classrooms). 2 CAV cooling RTUs (MP-Cafeteria, MC-Media Center). 1 Gym H&V unit, 1 Gym exhaust fan, 1 Gym Storage exhaust fan.

Item No.	Description	Tech	Notes	Complete?	Date
1	Clean condenser coils.	DS/AB	All 8 cooling RTUs.	Y	9/19/23
2	Individual control of compressors.	DS/AB	Adding relays to accomplish with pneumatic controls. DA-T = 55°F when OA > 55°F; 62°F when OA < 55°F.	Y	9/22/23
3	Calibrate thermostats.	DS/AB		Y	9/22/23
4	Calibrate discharge air temperature sensors.	DS/AB		Y	9/22/23
5	Airside TAB.		OA dampers are set to approx. 1-in. open.	Y	9/22/23
6	Replace motors and provide VFDs.	FL	VFDs and motors ordered from EASI.	Y	3/15/24
7	DDC controls upgrade for all 9 RTUs.	FL	Ordered 8 JCI CGM controllers. Need to order one more for Gym. Individual control of compressors to be included. Provide DDC discharge air temperature sensor, DDC discharge air static pressure sensor, and DDC OA damper actuator for each RTU. Add compressor status and alarm.	Y	3/15/24
8	Data loggers - one for each of the 8 cooling RTUs.	AB		Y	9/19/23
9	Replace compressors in RTU-NE and NW.	RTG	NE compressor has been replaced. NW compressor due to arrive on 10/13, will be installed during the week of 10/16. 10/26: Compressor replaced. Suspect issue with TXV. 4/26: Need to repair leak on condenser coil (1 of 2 ckts is inoperable).	Y	5/1/24
10	Hot gas reheat and humidity controls an option for RTUs MP and MC?	RTG	Rob and Larsen spoke to Jon Olmstead at Hobbs & Assoc. Hot gas reheat is not feasible for these units. A bid to provide hot water reheat coils and a dehumidification sequence of operation for both units is being prepared. Construction during Spring Break 2024.	Y	4/2/24
11	Gym exhaust fan.	RTG	Replaced fan motor on 9/19.	Y	9/19/23
12	Hot gas bypass.	DS	RTUs have hot gas bypass already. DS to set pressure to 58 or 60 psig (approx. 34°F saturated suction pressure). Recheck in Spring 2024 with outdoor air temperature of 80°F.	Y	8/1/24
13	Compressor staging.	DS	Command for 2nd stage based on a 3°F rise in DA-T above 55°F setpoint. 2nd stage off at 54°F. 5-min. time delay also. Confirm appropriate operation next Spring through DA-T trend data.	Y	8/1/24

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14	VAV RTUs - supply airflow modulation.	DS/AB	Units have discharge static pressure sensor which modulates position of bypass damper. AB confirmed proper operation of bypass dampers on 10/9.	Y	10/9/23
15	Chris Madden comments.	AB	RTU-NW - outer filter wet. COMPLETE. RTU-NW and KA - pans do not appear to be draining. COMPLETE. Side panel off of the inverter near RTU-MC. COMPLETE. Two units have chemicals underneath OA intakes. COMPLETE.	Y	9/22/23
16	Gym storage exhaust fan.	AB	Lange repaired the motor. Need to confirm operation. 10/26: Confirmed that the fan is operable; however, it is interlocked with operation of the Gym H&V unit.	Y	10/9/23
17	Cafeteria RTU-MP.		Warm temperatures for 9/13 BTSN (up to 80°F). Caused by old receiver/controller that has now been replaced.	Y	9/22/23
18	RTU-SW refrigerant leak in lead circuit.	AB	Repaired, unit running.	Y	9/27/23
19	Replace mini-split for Server Room 157.	AB	On-site. Lift to roof with compressor for NW unit.	Y	10/26/23
20	Replace mini-split for Work Room 153.	AB	AB provided unit information to RG on 10/9. 10/26: Indoor and outdoor units mounted. Need to install line set with pitch pocket. Need final electrical connections. 11/17: Final electrical connections complete. Need to install line set with pitch pocket. Get date from Robert Butler.	Y	11/30/23
21	Mini-split for Computer Room 123.	AB	AB investigated on 10/9. Low on refrigerant charge. Recharged refrigerant.	Y	10/18/23
22	Terminal unit SW-4 (Corridor near Room 130).	AB	AB flushed reheat coil on 10/9.	Y	10/9/23
23	Terminal unit KA-2 (Room 117).	AB	AB flushed reheat coil on 10/9. Still issue with heating water flow. Air leak for thermostat addressed.	Y	11/17/23
24	Room 110.	AB	AB flushed reheat coil on 10/9. Need to replace primary air damper actuator linkage. 11/17: Still need to install linkage.	Y	12/1/23
25	Gymnasium.	Contr.	Install supply air diffusers. RTG to follow-up with contractor.	Y	2/15/24
26	Cafeteria and Media Center.	Contr.	Provide duct-mounted hot water reheat coils, controls, and a dehumidification sequence of operation.	Y	4/2/24
27	Combination space temperature / relative humidity / CO2 sensors	Contr.	Provide one combo. space T/RH/CO2 sensor for each of the 8 HVAC units and 1 H&V unit.	Y	5/3/24

Initials: RTG - Rob Geelhaar, FL - Frank Lankarani, DS - Dennis Southerland, AB - Andrew Burns