

STUDENT SPECIAL SERVICES (ADMINISTRATION ANNEX) BUILDING HVAC System Assessment



Completed for:



April 28, 2021

Site Visits, Analysis & Report by:
Metrix Engineers
Geoff Grembowski, EIT



SCOPE

Metrix Engineers was hired to perform an assessment of the existing heating, ventilation and air conditioning systems at the Student Special Services (Admin Annex) site in Auburn School District. The goal of the assessment was to provide an executive summary level of detail regarding the type and condition of the existing mechanical systems, determine if the systems are operating in compliance with their original design intent, and identify any areas of improvement based on site observations.

The existing facility is a two-story building of approximately 6,500 square feet. The facility was originally constructed in 1989.

A site walk was conducted on April 28, 2021 to review the existing mechanical systems. This report summarizes Metrix observations based on that visit.

EXECUTIVE SUMMARY

The existing facility appears to be operating per its original design intent. Generally speaking, no major operating points of concern were observed.

It did not appear that there were any spaces that have been modified or have existing space ventilation concern.

EXISTING SYSTEM OBSERVATIONS

HVAC:

All observed equipment appears original to the 1989 construction.

The facility has four split-system heat pumps located in a lower level mechanical room. Air cooled condensing units are located on the exterior at grade-level, close to the mechanical room.

Heating, cooling, and ventilation to the building is provided by the heat pumps previously mentioned. Ductwork routes in ceiling space to serve each room. Return air is transferred via the corridors back to the mechanical room. Outdoor ventilation air is provided via a louver on the exterior wall of the mechanical room.

A spot check of the internals of various HVAC system components was completed during the site visit. Most systems appeared to be in good operational condition and well maintained. Filters were changed recently on all units.

Controls:

System controls are provided by Proliphix programmable thermostats. During control system review, no space temperature deficiencies, space ventilation concerns or other operational issues were identified.





Student Special Services
HVAC System Assessment Notes

		Estimated Completion Date	Final Completion Date
	No deficiencies found	No action planned	

Revision Date 5/10/21