

Mechanical Projects Pending at. 9 East 71st Street, LSJ, Zorro Ranch

9 East 71st Street.

- Entry lighting, Simply Elegant proposal \$14,730 for complete installation electrical & General contractor work Painting & patching. Laredo Electric inc. \$6,619.60 to install light fixtures only.
- Sawyers , Fire Alarm System upgrade proposal \$55,780.00
- AD Winston, Condenser Water piping proposal for ac unit in IT Room, to remove unit off of city water and connect to cooling tower loop. \$12,514.00
- Siemens order new control valves AC -11, AC-4 budget \$1,500.00
- Steam Room 3rd floor change door frame to magnetic door latch with new vapor seal gaskets .Home Depot magnets installed no good and will leak.
- Chiller Project for late winter early spring time. AD .Winston\$357,255.00, Power Cooling \$395,000.00, Pierpont \$330,000.00 no electrical included.

LSJ

- **Library ac unit**, we received two proposals to remove and replace the existing Trane unit that is failing and had operational issues since installation. The Trane unit could never keep the relative humidity levels in the library at set point and the air flow in the library is not balanced properly. Kent Magee of ARS hired a design engineer to review the ac unit issues and provide proposals for a total system replacement. Proposal #1 for a Carrier unit \$158,989.00 Proposal#2, for a Aaron unit . \$ 198,987.00 .After my review of the both proposals I requested more details on the unit specifications. Kent Magee sent us engineering data on the units expected design performance. The data quoted on the reheat section of the unit a 49% RH level. I requested the design engineer provide the control system design intent. What control system will control the unit? a design print of the system for the installation showing equipment location, an explanation of how the system will control set points in the library room. The engineer that did the design has gone missing Brice Gordon has contacted Kent Magee on several occasions and could not get any answers from his design engineer. Kent Magee is in the process of bringing a new design engineer on board to handle the design issues because he is only a installation contractor. Engineering for unit ok by RB. Checking on carrier unit pricing cost very high.

Zorro Ranch

- Energy Control Systems, Proposal to replace existing inet controls & sensors install and upgrade to Delta control modules to control entire HVAC system.\$48,730.56
- SPX Cooling Technologies ,Proposal to replace existing Marley cooling tower with a stainless steel Marley cooling tower \$22,000.00
- Crest ,Proposal to replace pool pack unit with new Dectron pool unit option #1 \$35,667.00 (3000cfm) option#2 \$43,170.00 (3800cfm) larger unit .The pool area still has air flow issues in the pool room air ducts in ceiling soffit have no air flow into pool room supply air duct needs to be exposed to find blockage on duct system, or existing system does not have enough (CFM's) to move air .This needs to be properly balanced by engineer.
- Heat Pump punch list from Zorro Visit 11/29/12 to do on T&M.
- Pump room pumps for cooling tower, heating ,all pumps need to be re balanced, new water seals need to be installed on leaking pumps need to get good pump repair machine shop. Work in progress.
- Norteck Humidifiers checking cost of repair / to cost of total replacement .Three of five units not operational.