

GE BUILDING COOLING AND HEATING REPAIR PROGRESS UPDATE:

This report is provided as an update to CCC College Council as a follow up from the last meeting presentation on the subject of the GE Building cooling and heating issues. This report aims to provide a succinct update to the College Council members on the repair and troubleshooting efforts that have materialized over winter break and are still ongoing.

Building Cooling: During the winter break, the failed compressor on Air Conditioner (AC) - 1 was replaced as well as the solenoid and bad liquid line of AC-2. On Tuesday 1/21 a pressure sensor on AC-1 was replaced. The controls program was updated, and was successfully tested on Wednesday 1/22. An electrical breaker (related to the compressor failure) was replaced on 1/31. Although the pressure sensor on AC-1 was replaced, it continues to cause issues, so the contractor is continuing to troubleshoot to resolve the situation. The contractor will be back onsite on 2/13 to continue to address this issue and to adjust the superheat to ensure the compressors are operating in an appropriate temperature range, to prevent future compressor damage.

Building Heating: The building is normally heated by two boilers. One of those boilers failed at the end of 2019, and its replacement was ordered. It takes several weeks for manufacturing and shipping, so the contractor will begin installation on 2/10/20. It is expected for this boiler replacement to be completed within 3-5 days.

The zone temperatures are being monitored remotely via the building automation controls by the entire team (B&G, district, consultants and contractors). As spaces are found to be too cold or too warm, minor adjustments are made on the controls side to help the system maintain comfort. B&G has also been walking the spaces and finding them to be comfortable. We anticipate building temperatures to remain stable. We will provide an update in two weeks on the work completed.

We will also be doing a training session in the next couple weeks with B&G team, led by mechanical engineer and controls contractor to help everyone understand the newest controls modifications and how to adjust for various conditions to optimize comfort.

If you have any temperature concerns in your spaces, please email Mariles Magalong and Bruce King so that they can coordinate and gather the proper response.