



CCC COLLEGE COUNCIL
GEB COOLING ISSUES
MAY 14, 2020

Agenda

Update on Work

- What work have we been doing to fix/improve the problem?

Status of Action Items Identified

- Facilities Planning
- B&G

Next Steps

Update of Work Since Last Meeting

- 12/12/2019 – Last in person presentation/update to College Council from District Office Facilities Planning
- Activities Since Then:
 - 1/13 -1/21/20
 - Failed compressor on AC-1 was replaced
 - Solenoid and bad liquid line of AC-2 repaired
 - Pressure sensor on AC-1 was replaced
 - 1/22/20 Controls program updated
 - 1/22/20 Controls program tested successfully
 - 1/31/20 Electrical breaker (related to the compressor failure) was replaced
 - 2/7, 2/10 Pressure sensor troubles - adjusted sensor and VFD
 - 2/10/20 – Facilities Planning Issues update via memo to share in College Council
 - 2/24/20 Adjusted superheat to ensure the compressors are operating in an appropriate temperature range, to prevent future compressor damage.
 - 2/25/20 Training of B&G folks on ALC Building Automation Controls – by Taylor Engineering & ASG the controls contractor
 - 3/5/20 Replacement boiler installed

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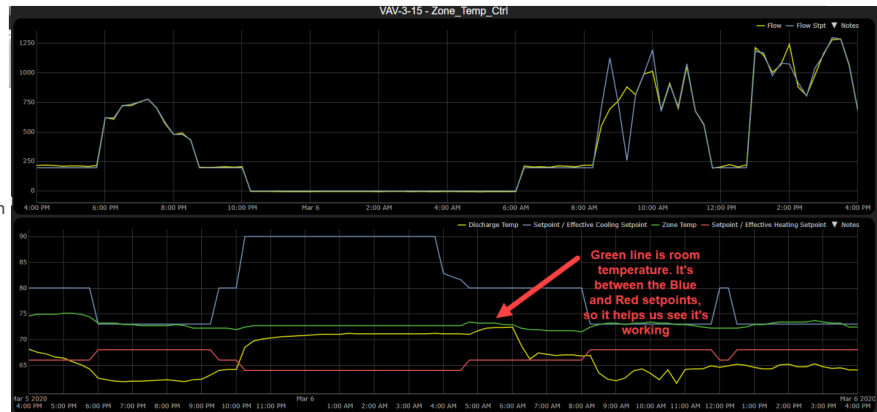
Status of Action Items Identified

- Facilities Planning/District Office
 - 2nd Modification – COMPLETE this work, run tests to ensure it's working as planned
 - Complete the electrical work recommended by expert
 - Implement new communication protocols
 - Provide Additional Training
 - Update on the controls changes
 - But also went through “what if” scenarios to try to address common issues and best way to fix and issues that could arise if you fix it differently
 - All Items completed

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Status of Action Items Identified

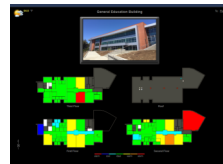
- Facilities Planning/District Office
 - Intermittent BAS check-ins to
 - See if system is operating as designed
 - Temperatures in spaces throughout the building
 - Check on any "locked" values
 - Provide suggesting to B&G team on how they might adjust something to help with comfort and energy issues



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Status of Action Items Identified

- B&G Update
 - B&G Roles – what our department does
 - Get Additional Controls Training
 - Daily Check of Building Automation System
 - Look at alarms
 - Look at building temperatures
 - Walk spaces that are deemed to be problem areas
 - Send communication of known issues
 - Implement new communication protocols
 - All items above completed
 - Two items remaining
 - Get equipment needed for quick short term solutions (fans)
 - Get on call professional services support (like Taylor Engineering) to help diagnose, troubleshoot and provide solutions



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Next Steps?

- During training session, we talked through 3 items that we needed to address based on the past work on controls, testing and replacements to help further address possible comfort issues
 - In communication with Trane/unit manufacturer and Facilities Planning/Taylor Engineering/ASG/B&G working on this