

Region: 5

Location: VA050

CSS #: 25513

Maximo Work Order No.: 12454

Asset #: NA

Date Issued: 6/19/20

Original Description: Additional repairs needed to AHU 4 and controls system found by ACES.

Repairs Needed:

A preventative maintenance inspection for the site and to furnish and replace (1) Honeywell ML7425B301 and (1) ACI 6 In. 10 K Thermistor that was found malfunctioning during our last visit on 06/18/2020.

RS Means Line Buildup and Labor Summary (Data Version 2017, Q4):

Quantity	Line Item Number	Description	Labor Hours	Labor Rate/Hr	Materials	Equipment	Total
--	NA	Materials (See attached Detail)	--	--	\$489.65	--	\$489.65
--	NA	ACES Labor	16	\$130.00	--	--	\$2,080.00
--	NA	TW Coordination	2	\$80.00	--	--	\$160.00

Estimate Summary:

Labor Hours	Labor Cost	Material Cost	Equipment	Total Cost	CE Factor	Total Estimate
18	\$2,240.00	\$489.65	--	\$2,729.65	106%	\$2,893.43



Air Conditioning Equipment Sales, Inc.
7314 Impala Drive Richmond, VA 23228
Phone 804-264-2911 Fax 804-264-4785

PROPOSAL

July 6, 2020

Tina Lee
Project Coordinator
Tidewater, Inc.

RE: CSS 25513 WO 12454 VA050

Tina,

Air Conditioning Equipment Sales, Inc. is pleased to present this proposal for your consideration to provide a preventative maintenance inspection for the site and to furnish and replace (1) Honeywell ML7425B301 and (1) ACI 6 In. 10 K Thermistor that was found malfunctioning during our last visit on 06/18/2020. Please see the technician's service ticket attached to this proposal for additional details.

This quote includes:

(1) Honeywell ML7425B3012	\$ 453.00
(1) TS-3006-OA-10-AA	\$ 12.00
(1) Tax 5.3%	\$ 24.65
(16) Hours of Technician Labor	\$130.00 / HR
	<u>\$2,080.00</u>
	<u>\$2,569.65</u>

This quote does not include:

Any parts, labor, or material not specifically listed in this proposal
Afterhours labor

The total cost of this service is not to exceed \$2,569.65. Upon approval, please contact me at 804.264.2911 x 237 for scheduling.

Please let me know if you have any questions.

Respectfully Submitted,

Alley Slaven
Service Coordinator
804.264.2911 X 237
AlleyS@aceshvac.com

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JOB/SITE LOCATION

NAME:	AFRC
ADDRESS:	6000 Strathmore Rd.
CITY/STATE/ZIP:	VA0050
NOTES:	

CUSTOMER CONTACT

NAME:	<u>Captain Friend</u>		
PHONE:			
PO#:			
CONTRACT: <input type="checkbox"/>	SERVICE: <input checked="" type="checkbox"/>	WARRANTY: <input type="checkbox"/>	

SERVICE REQUEST

Site has no cooling per mechanical contractor

SERVICE PERFORMED

Arrived on site but there was confusion about site name so I was actually at the site next door. Figured out where I needed to be and drove over, met Captain Friend, went over issues, she got mechanical tech on phone with me so I could discuss what he had already done. They replaced a circuit on main Chiller, at this time AHU-1 and AHU-2 which serve VAV boxes are working properly, outputting 48-54 degree air, VAV zones are mostly all satisfied and are cooling so the site is online, I have full communication and the main equipment is working. I do see a lot that needs attention overall, I recommend a full PM be done on the site by two techs in one day. I saw AHU-3 had a tripped freezestat, had to locate unit after finding some drawings, reset limit and it fired right up. HW actuator is bad for H&V-1, needs to be replaced. Reset alarm on AHU-1 return VFD but issue came right back, appears to be issue with fan motor itself and needs attention.

See a lot of VAV's that need attention as well as AHU-4 which serves larger gym, cannot access at this time and should look over unit when returning for above suggested PM due to my thinking that discharge sensor has failed. Reset freezestat on H&V-2, it came back online. Site is online and working overall but like I said its been neglected and really needs to be gone through completely ASAP.

EQUIPMENT DATA

Software is EBT 2.5 and is obsolete, recommend upgrading BAS software and PC ASAP, current Global Controller is a BCM ETH and other than needing updating it is working as is power supply backup functionality.

app sign feature not working, Captain Friend authorized ticket.

authorized the tickers

Brett Garner
TECHNICIAN SIGNATURE

4245

6/18/20

WO#

DATE

Previous

Zones

Terminal Boxes AHU-1

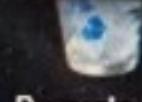
AHU-1 SA Temp: 92

AFRC

Tuesday, 6/9/2020 12:20:16PM

	Stat	H	O	A	Space Temp	Disch Temp	Setpoint Htg/Clg	Desired Airflow	Current Airflow	Damper Position	Mode Clg/Htg	Percent Heating
VTU-1				Auto	86	75	73 - 75	130	127	49	Clg	0
VTU-4				Auto	82	66	73 - 75	535	491	100	Clg	0
VTU-5				Auto	83	67	73 - 75	525	335	100	Clg	0
VTU-7				Auto	84	79	72 - 74	310	18	100	Clg	0
VTU-14				Auto	84	80	73 - 75	385	21	100	Clg	0
VTU-16				Auto	81	77	72 - 74	180	79	100	Clg	0
VTU-17				Auto	89	92	73 - 75	163	167	17	Clg	0
VTU-19				Auto	91	92	69 - 71	475	484	59	Clg	0
VTU-20				Auto	88	92	69 - 71	375	144	100	Clg	0
VTU-21				Auto	88	91	70 - 71	560	554	41	Clg	0
VTU-23				Auto	87	92	70 - 72	300	303	27	Clg	0
VTU-24				Auto	89	92	69 - 71	750	700	100	Clg	0
VTU-25				Auto	89	92	69 - 71	1000	266	100	Clg	0
VTU-26				Auto	88	97	69 - 71	1500	845	100	Clg	0

Next



Recycle Bin



image-15