



Date: 5/26/2023

Region: 4A

CSS No.: 93606

FAC ID: NY030

Maximo Work Order No.: 13006

Asset #: NA

Original Work Request:

Bleed air from HVAC lines in the facility. The system is air locked, causing the cooled/heated water to not circulate in the system. This causes areas to not be cooled/heated properly. All first floor FTUs are showing little to no change of discharge air temperature in heating or cooling operation. Control valves on the FTUs have been tested and confirmed to be operable. It is likely that the first floor dual temp water loop is air bound and will need to be bled. o The second floor FTUs show more reasonable changes in discharge temperature, but is recommended to be bled as well
o The discharge fans in FTUs 2 (Rm B112), 10 (Rm 101A), and 19 (Rm 205) are not starting

Description of Repairs Needed:

Labor to a.) Send one controls technician to spend (3) 8-hour days and two service techs to -
o Check flow on 1st and 2nd floor uni-vents (25 total)
o Bleed air and check operation of control valves
o Document any other controls or mechanical issues requiring replacement or repair

Material List:

NA

Equipment List:

NA

PM WO History:

NA

Estimate Summary:

Labor Hours	Labor	Material/Equipment	Total Repair
90	\$12,469.20	\$0.00	\$12,469.20