

CMI Management
Bowie Army Reserve Center
4600 Foxtail Place
White Plains MD 20695
(202) 437-5119

Report Number: **273275**

Recorded By: **James Harris**
(410) 991-7190
jharris@bondwater.com

On-Site Time: **11:30 AM EDT to 12:30 PM EDT**

4600 Foxtail Place - HVAC

Test	Makeup Water	Cooling Tower	Dual Temp Glycol System
Conductivity (as mmhos)	280 Record	685 400 - 1000	4680 5000 max
pH	8.4 Record	9.0 8 - 9	9.3 8 - 10.5
Hardness, total (ppm as CaCO ₃)	60 Record	160 400 max	
Alkalinity, total (ppm as CaCO ₃)		410 600 max	
Chlorides	20 Record	30 200 max	
Bond EcoTrace		99.83 70 - 130	
Molybdate (ppm as Mo)			70 50 - 200

Opening Comment

This was the initial service visit by for CMI Management. I met with Patrick Donovan to discuss the water treatment program and go over any deficiencies with the equipment.

Makeup Water

Online 

Makeup water is analyzed in order to determine cycles of concentration and to set program control parameters.

Cooling Tower

Online 

Chemical analysis found all levels within desired ranges indicating good protection against scale formation by the chemical treatment. Reviewed controller programming, ensured pumps were primed and filled chemical tanks as needed.

The cooling tower currently has a fair amount of white rust covering the galvanized steel basin due to the lack of proper passivation of the cooling tower. The makeup water at this facility is not compatible with a natural passivation as opted for by the previous management company. White rust can lead to accelerated corrosion of the system. Recommendations are to remove the white rust during the off season and a reapplication of zinc if necessary. Future passivation of this tower may be difficult due to the aggressive makeup water. A galvanized tower should not have been installed at this location due to the difficulty of passivation and likely accelerated corrosion of the tower due to water conditions. As such, the water treatment program demands low cycles in order to keep the pH down to help lower corrosion rates.

It was discussed that all the equipment is functioning normally but that the outside PVC would need to be insulated. Once the building has switched over to heated operation the outside PVC lines will be drained to prevent possible freeze damage.

Dual Temp Glycol System

Online 

Testing found all levels within desired ranges indicating good corrosion protection by the chemical treatment at this time. I spoke with Patrick about the plans for loop filtration. The pot feeder for the system was piped incorrectly during the initial installation and I've recommended that when the filter housing is installed the pot

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feeder be piped correctly at that time.

Closing Comment

Please contact me with any questions or concerns regarding the treatment program.