



HVAC 5 Year Reporting Master Deficiency and Resolution Log

Date Last Updated: 7/29/2024 - 7/31/2024
 Commissioning Agent: Alan Bouchard
 Project Name: Simsbury Public Schools - Tariffville ES
 Project Number: 2024385.00

Priority Level			
1	High Priority	Ventilation Issue	Complete
2	Medium Priority	Minor ventilation concern	Pending
3	Low Priority	Issue relating to something other than ventilation.	To Be Verified
			To Be Addressed
			For Record Only

Item#	Date Posted	Equipment Category	Equipment Specific	Discrepancy Description	Serves	Priority	School Facilities Update
1	7/30/2024	BMS	RTU-4	RTU-4 is shown on the BMS as operational (supply fan status is "On" and showing a supply air temperature of 69.4 degrees). However RTU-4 is no longer on the roof and is not in operation. This needs to be removed from BMS graphics.	N/A - Unit does not exist (BMS says B-137)	3	To Be Addressed
2	7/30/2024	BMS	RTU-5	RTU-5 is shown on the BMS as operational (supply fan status is "On" and showing a supply air temperature of 86.9 degrees). However RTU-5 is no longer on the roof and is not in operation. This needs to be removed from BMS graphics.	N/A - Unit does not exist (BMS says B-134)	3	To Be Addressed
3	7/30/2024	BMS	ERV-2	ERV-2 "Effective Supply Air Temperature Setpoint" displays "nan" on the BMS graphics.	D Wing	3	To Be Addressed
4	7/30/2024	BMS	ERV-5	EF-2, shown under ERV-5 on the BMS, is commanded to start but status remains OFF.	EF-2	2	To Be Addressed
5	7/30/2024	BMS	Unit Vent D-123	Unit Ventilator in Classroom D-123 displays "nan" for a space temperature readings. Unit cannot control properly if space temp is not reading accurately.	Classroom D-123	3	To Be Addressed
6	7/30/2024	BMS	Unit Vent D-125	Unit Ventilator in Classroom D-125 shows 205 degrees for a supply air temperature, while HW valve is closed. Accuracy of this sensor should be checked.	Classroom D-125	3	To Be Addressed
7	7/30/2024	ERVs	ERV-1	ERV-1 is not operating.	D Wing	1	Complete
8	7/30/2024	ERVs	ERV-2 Supply Fan	ERV-2 Supply Fan has a broken belt. No airflow at time of testing / assessment.	D Wing	2	Complete
9	7/30/2024	ERVs	ERV-4 Exhaust Fan	ERV-4 Exhaust Fan has a broken belt. No airflow at time of testing / assessment.	2nd Floor & A Wing	2	Complete
10	7/30/2024	Exhaust Fans	Unknown EF	Exhaust Fan that serves Area C toilets (Mens, Womens, Boys, & Girls) is not operating properly. No airflow is being exhausted from these bathrooms.	Area C Toilets	2	Complete
11	7/30/2024	Exhaust Fans	Unknown EF	Exhaust Fan that serves Kitchen closet is possibly not operating. No air is being exhausted from this space. Chemicals are being stored in this closet.	Small Kitchen Closet	2	Complete
12	7/30/2024	Exhaust Fans	Unknown EF	No air is being exhausted from the restroom in the Main Office.	Main Office - Restroom	3	Complete
13	7/30/2024	Exhaust Fans	Unknown EF	Exhaust Fan that serves the Media Center A-118 & Network Closet A-119 is not operating. No airflow is being exhausted from these spaces.	Media Center A-118 Network Closet A-119	2	Complete
14	7/30/2024	Exhaust Fans	Kiln EF	Kiln Exhaust Fan does not operate.	Kiln Rm (Inside Art A-102)	2	Pending
15	7/30/2024	Exhaust Fans	Inline EF	A Wing - Boys Toilet inline EF not operating.	A Wing - Boys Toilet	2	Pending
16	7/30/2024	Exhaust Fans	EF-1	EF-1 observed not operating on the roof. EF-1 serves the boiler room, which does not have mechanical ventilation, unless boiler makeup air fan is manually turned on.	Boiler Room	2	Complete
17	7/30/2024	Exhaust Fans	Unknown EF	Exhaust Fan that serves D Wing Toilets is not operating. No air is being exhausted from Boys toilet, Girls toilet, and Quiet Spot.	D Wing - Boys Toilet, Girls Toilet, Quiet Spot	2	Pending
18	7/30/2024	Exhaust Fans	Unknown EF	No air is being exhausted from Classroom D-126 restroom.	Classroom D-126 Toilet	2	Pending
19	7/30/2024	Exhaust Fans	EF-5	EF-5 belt observed extremely loose and damaged. This belt needs to be replaced for proper operation of exhaust fan.	EF-5	1	Complete
20	7/30/2024	Exhaust Fans	EF-4	EF-4 belt observed broken. This belt needs to be replaced for proper operation of exhaust fan.	EF-4	1	Complete

21	7/30/2024	Information	Modular Addition	No as-built mechanical prints or closeout documentation for 4 exterior wall hung AHUs, which serve the Area B - Modular Space.	Area B	3	Complete
22	7/30/2024	OA Dampers	RTUs	RTU outdoor air dampers cannot be manipulated manually at the unit or through the BMS. "Economizer Damper is controlled by mfg. enthalpy control not the BMS".	RTUs 1, 2, 3	2	To Be Addressed
23	7/30/2024	RTU-1	RTU-1	Ice build up observed on RTU-1 DX cooling coil. Further review recommended. Recommend reviewing static pressure setpoint of RTU-1 and adjusting. If too much air is being bypassed and coil setpoint is low, it could cause a freezing condition. Bypass damper should be limited to force sufficient air through the coil.	Main Office, Nurse's Office, Teachers Break Rm	3	Complete
24	7/30/2024	RTU-2	Filter Media	Filters installed on 8/16/2023 have dirt build up and are beginning to become restrictive. These filters should be replaced approx twice a year.	Cafeteria	2	Pending
25	7/30/2024	RTU-2	RTU-2 EF/RF	Belt observed loose on RTU-2 Exhaust / Return Fan.	Cafeteria	2	Pending
26	7/30/2024	RTU-3	Filter Media	Filters installed on 8/16/2023 have dirt build up and are beginning to become restrictive. These filters should be replaced approx twice a year.	Kitchen	2	Pending
27	7/30/2024	Ventilation	Ventilation	Art Storage Rm is an interior space with no operable windows or mechanical ventilation. Located inside Art Rm A-102.	Art Storage (Inside Art A-102)	3	For Record Only
28	7/30/2024	Ventilation	Ventilation	School Psychologist A-210 Restroom does not have mechanical ventilation.	School Psychologist A-210 Restroom	3	For Record Only