

Plachy Hall HVAC

Air Handling Units

- 1963 original air handling equipment
- systems are failing and when operable inefficient
- Three different building automated systems (BAS) control the building.
- Antiquated pneumatic controls have failed and continue to fail
- Air handling units are out of balance and need replaced
- Steam heating coils are tube inside of tube they are brittle and continue to fail.

**Boilers**

- In 1997 four boilers were installed they are reaching their end of life cycle.
- Three different mechanical systems heat the building (hot water, glycol and steam)
- The glycol system continues to leak due to acidity caused by the heat exchanger overheating the glycol. This stems from lack of controls.
- Steam injector needs replaced Boiler tubes are corroded and need replaced.
- Controls are needed for the boiler room air intake. Boilers continue to freeze.
- Boiler tubes are corroded with silica that clog the steam from flowing causing them to melt.



Roof top units

- Roof top units were designed to burn natural gas. They were converted and reconfigured to a steam glycol units. There are no accurate operation and maintenance manuals for these roof top heat sources. Maintenance is very difficult.
- Glycol within this system has overheated and created acidic problems. These problems cause continual maintenance (replacing pumps, valves and seals.)



- Adams State University spends a substantial amount of operating money each year remedying this antiquated HVAC system to no avail.
- If the system fails during the winter months we compromise the entire building systems and lose valuable programing.
- This building over the years has developed a hodgepodge of mechanical equipment that is out dated and does not sink the building systems together.