
SWARTHMORE RUTLEDGE ELEMENTARY SCHOOL

Retro-Commissioning Report

Prepared By: David-Christopher Mychaluk and Daniel Hainey

Inspection Period: 4/1/2023 – 7/1/2023

Report completed: 7/7/2023



Systems Inspected:

Page 2: Building Automation System

Page 3: Hot Water Plant

Page 5: Chilled Water Plant

Page 7: Air Handling Units

Page 9: Energy Recovery Units

Page 11: Fan Coil Units

Page 13: Ductless Variable Refrigerant Flow

Page 15: PAU-1

Page 17: Cabinet Unit Heaters

Page 19: Exhaust Fans



Swarthmore Rutledge Elementary School Building Summary

Swarthmore Rutledge Elementary School was constructed in 1893 and formerly known as Swarthmore High School. The building serves over 550 students. Major mechanical and electrical renovations began in 2002. Primary systems include a hot water boiler plant, a chilled water chiller plant, rooftop air handling units, rooftop energy recovery units, fan coil units, ductless variable refrigerant flow, and cabinet unit heaters.

Building Automation System Summary

The building automation system is Honeywell Comfort point and excel 5000 controllers. HVAC equipment utilizes an individualized electronic controller managing the overall functionality. This includes the hot water plant, chilled water plant, rooftop air handling units, rooftop energy recovery units, fan coil units and PAU-1. An assortment of Honeywell electronic controller replacements is ongoing as this system approaches end of useful life. New and existing controls are integrated to the district wide Niagara server that provides graphics, alarming, trending, and restricted remote access. The ductless variable refrigerant flow system was installed around 2013 and operates only with a Samsung proprietary control system. Cabinet unit heaters operate standalone with electro-mechanical controls.

HOT WATER PLANT



Application

Primary Constant Volume Hot Water, Secondary Constant Volume Hot Water,
Electronic Controls

Approximate Equipment Age

21 years

Approximate Quantity

2 boilers, 2 primary hot water pumps, 2 circulation hot water pumps

Areas Served

Entire Building



Equipment and Controls Expectations

The hot water plant provides and distributes hot water to hot water heating coils throughout the building. Equipment is staged such that the minimum number of boilers and pumps are running to satisfy the overall building hot water demand. The hot water supply temperature setpoint is reset based on outside air temperature. Equipment is rotated (lead and lag) to equalize runtimes. Alarms are generated upon equipment failure or inability to maintain a temperature setpoint. The lag equipment assumes operation upon failure of a lead equipment (boiler or pump). The hot water plant is disabled when the outside air temperature exceeds setpoint.

Observations

The hot water system was found functional and free of major failure. Graphics issues were found in the existing EBI interface which is being replaced.

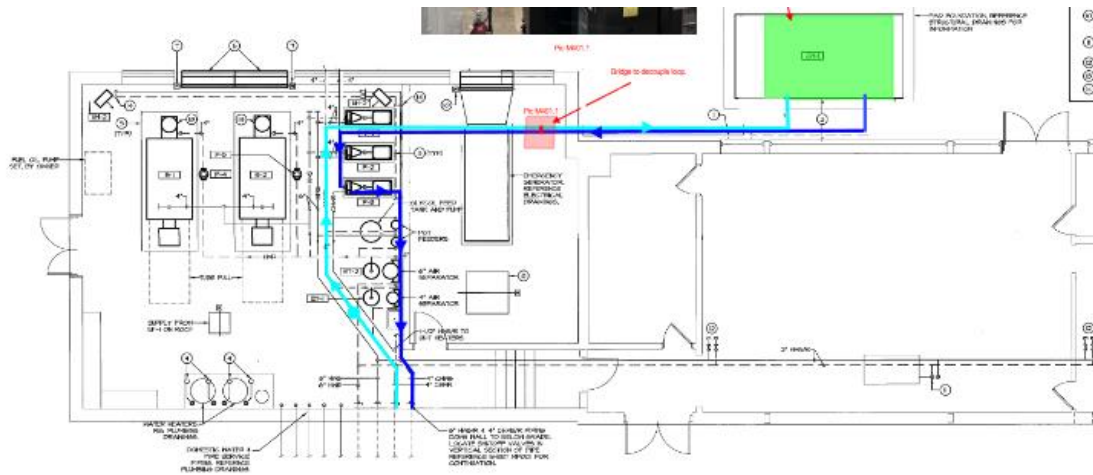
Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Perform point to point checkout on new controller for this boiler plant.

Refer to BlueRithm Issues log for a complete list of recommendations.

CHILLED WATER PLANT



ENLARGED MECHANICAL ROOM PLAN
SCALE: 1/8" = 1'-0"

AIR COOLED CHILLER																													
PLAN CODE	NOMINAL COOLING CAPACITY	NET COOLING CAPACITY	CONDENSED EAT OS (PT)	FREES	NO	REV	TYPE	NO. CIRCUITS	CHARGE (LBS)	PASSES	ENT (PT)	LEW (PT)	FLOW (GPM)	WPD (FT)	NO	COMP STEPS	MFR %	VOLTS/PH/Hz	EFF	NCA	ANOD	L	W	H	DEFS	WT	MANUF	MODEL	NOTES
CH-1	60	35.88	95	4	0.553	R-410A	2	38	2	54	40	138	34.6	5	44	8	358/2/50	70.87	279.7	300	29	65	70	2375	CARRIER	30R4000L	6, 7, 8		

1. SINGLE POINT POWER CONNECTION
 2. NON-PLUGGED DISCONNECT
 3. MIFORD CHANNEL
 4. ULTRA LOW SOUND
 5. DUAL PUMP 7.5 HP
 6. DIGITAL COMPRESSOR
 7. BACNET COMMUNICATIONS
 8. HIGH EFFICIENCY VARIABLE CONDENSER FAN

Application
Primary Constant Volume Chilled Water, Electronic Controls

Approximate Equipment Age
21 years, *new unit pending installation*

Approximate Quantity
1 air cooled chiller, 1 primary chilled water pump

Areas Served
Entire building



Equipment and Controls Expectations

The chilled water plant provides and distributes chilled water to chilled water-cooling coils throughout the building. The plant is enabled and disabled based on outside air temperature. Alarms are generated upon equipment failure or the inability to maintain a chilled water supply temperature setpoint.

Observations

A new air-cooled chiller is being installed at this location, testing was performed on the backup chilled water pump which is expected to not run due to the new chiller having an onboard pump.

Recommendations

Fully commission the new chiller and associated controlling elements. This should occur during factory startup.

AIR HANDLING UNITS



Application

Constant Volume Supply Air, Hot Water Heating, *Chilled Water Cooling*,
Economizer, Electronic Controls

Gymnasium unit is not equipped with chilled water cooling

Approximate Equipment Age

21 years

Approximate Quantity

3

Areas Served

Auditorium, Gymnasium, Cafeteria

Equipment and Controls Expectations

The air handling unit provides heating, *cooling*, and outside air ventilation for the space it serves. It depends on hot water from the boiler plant when in heating mode, and chilled water from the chilled water plant when in cooling mode. The chilled water valve modulates on a call for cooling, as determined by the space temperature sensor. The hot water valve modulates on a call for heating, as determined by the space temperature sensor. The minimum outside air is set from 0 to 100 percent. Outside air increases and modulates upon a call for cooling and if outside air conditions are favorable (economizer cooling), maintaining a low limit temperature. Outside air economizer dampers, chilled water valve, hot water valve and supply fan close or shut down when the space is unoccupied, and cycles in heating or cooling to maintain a minimum and a maximum space temperature setpoint. The heating valve modulates to maintain a minimum coil freeze protection setpoint when the supply fan is disabled (outside air temperatures near freezing). Alarms are generated upon equipment failure or the inability to maintain a desired setpoint. Unit shuts down upon active fire alarm or smoke detection.

Observations

Rooftop air handling units are operational with each needing miscellaneous repairs or maintenance, particularly failed damper actuators. There is no evidence of a preventative maintenance schedule or prior repair work performed. Air filter replacement neglected. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Complete repairs as needed. Properly lubricate and clean units with regular filter changes. Verify fire alarm and smoke detection systems are fully functional. Refer to BlueRithm Issues log for a complete list of recommendations.

ENERGY RECOVERY UNITS



Application

Constant Volume Exhaust Air Fan, Constant Volume Outside Supply Air Fan, Hot Water Heating, Electronic Controls

ERU-4 equipped with electric preheat coil and downstream hot water heating coil

Approximate Equipment Age

21 years

Approximate Quantity

5

Areas Served

Classrooms / Building Ventilation

Equipment and Controls Expectations

The energy recovery unit provides outside air ventilation to classrooms and general building exhaust. Heat or cool energy from the exhaust is transferred via energy wheel to fresh outside air concurrently supplied to the building (exhaust makeup). The fresh tempered air is delivered mainly to classrooms and other areas throughout the building. This supply air is controlled to maintain a supply air temperature setpoint, utilizing a hot water heating valve or electric preheat coil (electric preheat coil for ERU-4 only). The unit depends on hot water from the boiler plant when in heating mode. The unit is equipped with exhaust air and outside air isolation dampers that close when the unit is disabled or unoccupied. Units are scheduled to run only when the building is occupied. Alarms are generated upon equipment failure or the inability to maintain a desired supply air temperature setpoint. The unit shuts down upon active fire alarm or smoke detection.

Observations

Energy recovery units found disabled, with each needing miscellaneous repairs or maintenance. There is no evidence of a preventative maintenance schedule or prior repair work performed. Air filter replacement neglected. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

The energy recovery unit provides a critical function and it's prudent to keep them fully operational and enabled when the building is occupied. Complete repairs as needed. Properly maintain and clean units with regular filter changes and heat wheel maintenance. Verify fire alarm and smoke detection systems are fully functional. Refer to BlueRithm Issues log for a complete list of recommendations.

FAN COIL UNITS



Application

Constant Volume Supply Air, Hot Water Heating, Electronic Controls

Includes Chilled Water:

Approximate Equipment Age

21 years

Approximate Quantity

67

Areas Served

Classrooms, Common Areas, and Administrative Areas

Equipment and Controls Expectations

The fan coil unit provides dedicated heating and *cooling* for the space it serves. It depends on hot water from the boiler plant when in heating mode, and chilled water from the chilled water plant when in cooling mode. The hot water valve opens or modulates, and the supply fan energizes on a call for heating, as determined by the space thermostat. The chilled water valve opens or modulates, and the supply fan energizes on a call for cooling, as determined by the space thermostat. The hot water valve closes, the chilled water valve closes, and the supply fan shuts down when the space is unoccupied or satisfied. The unit cycles in heating to maintain a minimum space temperature when the space is unoccupied, and cooling to maintain a maximum space temperature when the space is unoccupied.

Observations

There is no evidence of a preventative maintenance schedule or prior repair work performed. Air filter replacement neglected. Units generally found functional with repairs and maintenance needed throughout. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Install chilled water piping to units that are currently equipped with a coil but have no chilled water. Ensure setpoint dials are disabled in common areas and limited in all other areas. Verify energy saving unoccupied setpoints and schedules are in place. Properly maintain and clean units with regular filter changes and coil cleaning. Refer to BlueRithm Issues log for a complete list of recommendations.

VARIABLE REFRIGERANT FLOW SYSTEM



Application

Variable Volume Supply Air, VRF Cooling, Electronic Integral Controls

Approximate Equipment Age

10 years

Approximate Quantity

77

Areas Served

Classrooms, Offices and Corridors



Equipment and Controls Expectations

The Samsung ductless variable refrigerant flow system provides individualized and dedicated cooling to the space it serves. Each indoor unit is equipped with a controller interface. The operator can adjust system enable, cooling temperature setpoint, variable fan speed, and blade configuration.

Observations

Air filter cleaning and maintenance required throughout. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Properly maintain and clean units with regular filter changes. Consider installation of pleated filters in lieu of reusable filters for better air filtration. Ensure setpoint modification is disabled in common areas and limited in all other areas. Verify energy saving unoccupied cooling setpoints and schedules are in place. Refer to BlueRithm Issues log for a complete list of recommendations.

PAU-1



Application

Constant Volume Supply Air, Hot Water Heating, DX Cooling, Economizer, Electronic Controls

Approximate Equipment Age

Unknown

Approximate Quantity

1

Area Served

Classroom behind Auditorium



Equipment and Controls Expectations

The split system air handling unit provides heating, cooling, and outside air ventilation for the space it serves. It depends on hot water from the boiler plant when in heating mode. The hot water valve modulates on a call for heating, as determined by the space temperature sensor. The DX compressor cycles on a call for cooling, as determined by the space temperature sensor. The minimum outside air is set from 0 to 100 percent. Outside air increases and modulates upon a call for cooling and if outside air conditions are favorable (economizer cooling), maintaining a low limit temperature. Outside air economizer dampers, hot water heating valve, DX compressor and supply fan close or shut down when the space is unoccupied. The unit cycles in heating or cooling to maintain a minimum and maximum space temperature setpoint when the space is unoccupied. Alarms are generated upon equipment failure or the inability to maintain a desired setpoint. Unit shuts down upon active fire alarm or smoke detection.

Observations

Unit is operational in need of miscellaneous repairs or maintenance. Particularly failed damper actuators. There is no evidence of a preventative maintenance schedule or prior repair work performed. Air filter replacement neglected. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Complete repairs as needed. Properly maintain and clean unit with regular filter changes. Verify fire alarm and smoke detection systems are fully functional. Refer to BlueRithm Issues log for a complete list of recommendations.

CABINET UNIT HEATERS



Application

Constant Volume Supply Air, Hot Water Heating, Electro-Mechanical Controls

Approximate Equipment Age

21 years

Approximate Quantity

11 (3 units inspected)

Areas Served

Corridors, Stairwells, Vestibules

Equipment and Controls Expectations

The cabinet unit heater provides heating for the space it serves. It depends on hot water from the boiler plant when in heating mode. The unit is provided with an aquastat, which energizes the supply fan whenever the hot water supply temperature is above setpoint (110 degrees F recommended setting). A return air temperature thermostat cycles the hot water heating control valve to maintain the return air temperature at setpoint.

Observations

Aquastats and return air temperature sensors were found to have unreasonable temperature setpoints. Filters are dirty and units covered in debris. Units cannot be remotely monitored. Unoccupied energy saving temperature setback non-existent. The supply fan runs continuously (all winter) when hot water is available. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Replace electro-mechanical controls with electronic controls. Install fan status switches and supply air temperature sensors. Implement unoccupied schedule and energy saving setpoints utilizing a space temperature sensor. Cycle the supply fan, as there is no need for continuous operation. Develop a preventative maintenance program. Properly maintain and clean units with regular filter changes. Refer to BlueRithm Issues log for a complete list of recommendations.

EXHAUST FANS



Application

Constant Volume Exhaust Air

Approximate Equipment Age

21 years

Approximate Quantity

9

Areas Served

Whole building



Equipment and Controls Expectations

The exhaust fans provide exhaust air for the restrooms and certain common areas. The exhaust fans should run continuously based on the areas served and should be maintained as constant running devices.

Observations

Multiple exhaust fans had bad or loose belts and did not provide adequate exhaust flow to areas served. Refer to BlueRithm Issues log for a complete list of observations.

Recommendations

Perform maintenance on all exhaust fans to provide critical airflow to affected areas. Refer to BlueRithm Issues log for a complete list of recommendations.



Functional Checklist And Issues Log



AHU-1

Project / Swarthmore-Rutledge School / Air Handling Units

AHU

In Progress

		Design	Proposed	Final	Units
Description	Air Handling Unit	Manufacturer		Trane	-
Area Served	Auditorium	Model		TSC 017	-

AHU-1 WORK

Functional Checklist

AHU Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	C02 Sensor	AI	----	----	----	----	----	----	----	393	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Discharge Air Temp	AI	----	----	----	----	----	----	53.3	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Mixed Air Temp	AI	----	----	----	----	----	----	68.6	68.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Return Air Humidity	AI	----	----	----	----	----	----	40.3	53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Room Air Temperature	AI	----	----	----	----	----	----	70.8	69.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Cooling Coil Valve Cmd	BO	----	----	ok	ok	ok	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Preheat Coil Valve Cmd	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	OA Damper Cmd	AO	----	----	Fail	Fail	Fail	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	RA Damper Cmd	AO	----	----	Fail	Fail	Fail	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	EX damper Cmd	AO	----	----	Fail	Fail	Fail	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Filter Status	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Freeze Stat	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	MA temperature Stp	Stpt	----	----	----	----	----	----	----	65	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Functional Checklist And Issues Log



Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	68	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/15/2023 11:04:54 AM

Marked complete by dmychaluk@cm3inc.com on 5/15/2023 11:04:54 AM

AHU-1 ISSUES

ISSUE-370

Project / Swarthmore-Rutledge School / Air Handling Units / AHU-1

Piping is missing insulation. :recommend replacing insulation.

Status Open
Entered 5/15/2023 9:42:58 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/22/2023 12:00:00 AM



image.v2.jpg; Added on 5/15/2023 9:42:59 AM by mikeyoung@cm3inc.com

ISSUE-371

Project / Swarthmore-Rutledge School / Air Handling Units / AHU-1

OA and RA damper actuators are modulating when commanded. In addition the left damper linkage has been removed :recommend replacing 2 actuators and correcting linkage.

Status Open
Entered 5/15/2023 11:06:39 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/22/2023 12:00:00 AM



25925763_image.v2.jpg; Added on 5/15/2023 11:25:25 AM by mikeyoung@cm3inc.com



44830592_image.v2.jpg; Added on 5/15/2023 11:25:44 AM by mikeyoung@cm3inc.com



00298588_image.v2.jpg; Added on 5/15/2023 11:26:00 AM by mikeyoung@cm3inc.com

ISSUE-372
Project / Swarthmore-Rutledge School / Air Handling Units / AHU-1

Exhaust actuator does not function. :recommend replacing actuator.

Status Open
Entered 5/15/2023 11:06:42 AM
Entered By mikeyoung@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/22/2023 12:00:00 AM



image.v2.jpg; Added on 5/15/2023 11:06:43 AM by mikeyoung@cm3inc.com



AHU-2

Project / Swarthmore-Rutledge School / Air Handling Units

AHU

In Progress

		Design	Proposed	Final	Units
Description	Air Handling Unit			York	-
Area Served	Gymnasium			XTO-060X066	-
				Na	
				Na	
				Na	
				Na	
				Na	
				Na	
				83%	
				17	
				1491	
				460	

AHU-2 WORK

Functional Checklist

AHU Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	C02 Sensor	AI	----	----	----	----	----	----	----	428	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Discharge Air Temp	AI	----	----	----	----	----	----	61.6	62.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Mixed Air Temp	AI	----	----	----	----	----	----	74.7	75.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Room Air Humidity	AI	----	----	----	----	----	----	----	57	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Room Air Temperature	AI	----	----	----	----	----	----	----	72.8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Outside Air Temperature	AI	----	----	----	----	----	----	78.1	78.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Functional Checklist And Issues Log



Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Outside Air Humidity	AI	----	----	----	----	----	----	51.5	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Stage 1 Cooling	BO	----	OK	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Stage 2 Cooling	BO	----	OK	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Stage 3 Cooling	BO	----	OK	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Stage 4 Cooling	BO	----	OK	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Mixed Air Damper	AO	----	----	Ok	OK	OK	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Preheat Coil Valve Cmd	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan VFD Cmd	AO	----	----	Ok	Ok	Ok	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Filter Status	BI	----	----	----	----	----	OK	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Freeze Stat	BI	----	----	----	----	----	OK	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	SA Low Limit	Stpt	----	----	----	----	----	----	----	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	MA temperature Stp	Stpt	----	----	----	----	----	----	----	50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete
 Assigned to dmychaluk@cm3inc.com
 Created by dmychaluk@cm3inc.com on 5/12/2023 8:56:48 AM
 Marked complete by dmychaluk@cm3inc.com on 5/12/2023 10:13:03 AM

AHU-2 ISSUES

ISSUE-357

Project / Swarthmore-Rutledge School / Air Handling Units / AHU-2

OA Temp/RH sensor is not reading the correct humidity reading showing 0% humidity this is effecting all units on site as it is a reference for AHU 1 and 3 as well. Causing the units to enable economizers even when the outside air temp is reading 90 Deg F. Additionally it is not installed correctly getting direct sunlight from 1 pm on. : Recommend replacement and relocation of the sensor such that it is out of direct sunlight in the afternoon hours.

Status Open
Entered 5/12/2023 9:17:33 AM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



27696231_16838995945708436223339844009542.jpg; Added on 5/12/2023 9:53:27 AM by dmychaluk@cm3inc.com

ISSUE-358

Project / Swarthmore-Rutledge School / Air Handling Units / AHU-2

The unit is constantly running 100% outside air which has caused the coils to be clogged with debris and dirt and decreases filter lifespan. : Recommend professional cleaning of the cooling and heating coils.

Status Open
Entered 5/12/2023 9:19:04 AM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



02333543_16838996816742121753449983565588.v2.jpg;
Added on 5/12/2023 9:55:02 AM by dmychaluk@cm3inc.com



19312087_16838997058854493964436941335796.v2.jpg;
Added on 5/12/2023 9:55:19 AM by dmychaluk@cm3inc.com



ISSUE-359
Project / Swarthmore-Rutledge School / Air Handling Units / AHU-2

Sewage vent stack needs to be extended another 5' to provide adequate ventilation distance from the OA intake of the unit. Sewage smell can be detected within 1 foot of the OA inlet : Recommend extending vent stack pipe is 4" clamp support will be required

Status Open
Entered 5/12/2023 9:43:36 AM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Plumbing
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



ISSUE-360

Project / Swarthmore-Rutledge School / Air Handling Units / AHU-2

Condensing unit requires mechanical inspection. Condenser fan motors are not coming on with stages as expected.

Status	Open
Entered	5/12/2023 10:10:36 AM
Entered By	dmychaluk@cm3inc.com
Priority	Mechanical
Category	Mechanical
Assigned To	dmychaluk@cm3inc.com
Respondent Status	Open
Due Date	5/19/2023 12:00:00 AM

AHU-3

Project / Swarthmore-Rutledge School / Air Handling Units

AHU

In Progress

		Design	Proposed	Final	Units
Description	Air Handling Unit	Manufacturer		Trane	-
Area Served	Cafeteria A102	Model		LPCA-10	-

AHU-3 WORK

Functional Checklist

AHU Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Discharge Air Temp	AI	----	----	----	----	----	----	67.5	67	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Mixed Air Temp	AI	----	----	----	----	----	----	76.1	79.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Temperature	AI	----	----	----	----	----	----	68.7	70.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Cooling Stage 1	BO	----	OK	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Cooling Stage 2	BO	----	OK	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	MA Damper	AO	----	----	OK	OK	OK	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Preheat Coil Valve Cmd	AO	----	----	OK	OK	OK	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan VFD Cmd	AO	----	----	OK	OK	OK	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Filter Status	BI	----	----	----	----	----	OK	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/11/2023 2:14:27 PM

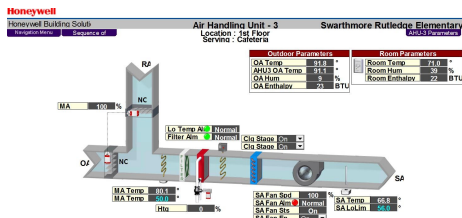
Marked complete by dmychaluk@cm3inc.com on 5/11/2023 3:36:26 PM

AHU-3 ISSUES

ISSUE-353
 Project / Swarthmore-Rutledge School / Air Handling Units / AHU-3

Unit running 100% outside air with an OA temperature of 79 Deg f. Unit has no CO2 sensor that we can determine or reason why economizer is enabled additionally the minimum OA position is set to 50%: Recommend correcting programming to reflect values recorded during TAB.

Status Open
Entered 5/11/2023 2:45:43 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/18/2023 12:00:00 AM



32683315_Screenshot 2023-05-11 144607.png; Added on 5/11/2023 2:46:32 PM by dmychaluk@cm3inc.com



ISSUE-354
Project / Swarthmore-Rutledge School / Air Handling Units / AHU-3

Heating and cooling coils are dirty and compacted : Recommend professional cleaning of the coils.

Status Open
Entered 5/11/2023 3:24:19 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/18/2023 12:00:00 AM

ISSUE-355

Project / Swarthmore-Rutledge School / Air Handling Units / AHU-3

Filters are dirty and sucked in, some have fallen off the rack. : Recommend replacement of filters and increasing the PM frequency.

Status Open
Entered 5/11/2023 3:25:05 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/18/2023 12:00:00 AM



01354276_PXL_20230510_110935543.v2.jpg; Added on 5/11/2023 3:27:01 PM by dmychaluk@cm3inc.com



01854281_PXL_20230510_110925763.v2.jpg; Added on 5/11/2023 3:27:01 PM by dmychaluk@cm3inc.com

ISSUE-356

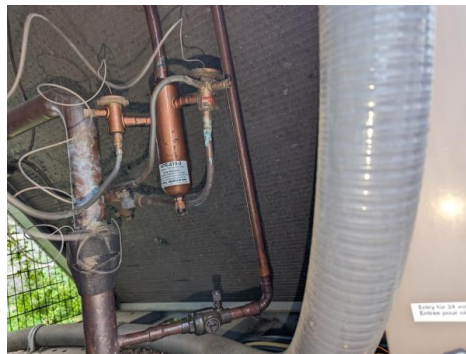
Project / Swarthmore-Rutledge School / Air Handling Units / AHU-3

The condensing unit coils are clogged and compacted impeding performance from the unit. : Recommend professionally cleaning the coils for the outside condensing unit.

Status Open
Entered 5/12/2023 5:09:27 AM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



PXL_20230511_195443163.v2.jpg; Added on 5/12/2023 5:09:27 AM by dmychaluk@cm3inc.com



PXL_20230511_195437137.v2.jpg; Added on 5/12/2023 5:09:28 AM by dmychaluk@cm3inc.com



ISSUE-415
Project / Swarthmore-Rutledge School / Air Handling Units / AHU-3

Unit has a mixed air setpoint of 50 Deg F with a mixed air temp of 59.9 and an OA temp of 64.5, the damper remains 100% open. It appears the unit is not controlling to mixed air setpoint, review of programming required. Programming requires correction to properly control the unit to outside air temperature.

Status Open
Entered 5/18/2023 10:38:29 AM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/25/2023 12:00:00 AM



PAU-1

Project / Swarthmore-Rutledge School / Air Handling Units

AHU

In Progress

		Design	Proposed	Final	Units
Description	Split system Air handler			York	-
Area Served	Classroom behind auditorium			Model	MV20DN21CC -
Serial Number	W1K3110009			RF Fan Speed at recorded amps	AN
				RF Motor Amps	NA
				RF Motor Horsepower	NA
				RF Recorded Amps	NA
				RF RPM	NA
				RF VFD/Motor Voltage	NA
				SF Fan Speed at recorded amps	NA
				SF Inrush Current	NA
				SF Motor Amps	7
				SF Motor Horsepower	1
				SF Recorded Amps	NA
				SF VFD/Motor Voltage	460

PAU-1 WORK

Functional Checklist

AHU Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Discharge Air Temp	AI	----	----	----	----	----	----	74.1	74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Mixed Air Temp	AI	----	----	----	----	----	----	74.1	73.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Temperature	AI	----	----	----	----	----	----	72.6	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Cooling Cmd	BO	----	OK	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Heating Coil Valve Cmd	AO	----	----	Ok	Ok	OK	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Functional Checklist And Issues Log



Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	OA/RA Damper Cmd	AO	----	----	Ok	Ok	OK	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Filter Status	BI	----	----	----	----	----	Bad	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not calibrated properly, filter extremely dirty
----	Freezestat	BI	----	----	----	----	----	OK	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Space Stpt - Cool	Stpt	----	----	----	----	----	----	----	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Space Stpt - Heat	Stpt	----	----	----	----	----	----	----	70	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Min OA Damper	Stpt	----	----	----	----	----	----	----	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/12/2023 12:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 5/12/2023 1:01:43 PM

PAU-1 ISSUES

ISSUE-362

Project / Swarthmore-Rutledge School / Air Handling Units / PAU-1

Evidence of corrosion and buildup around heating valve. : Recommend replacement of valve and adding additional support

Status Open
Entered 5/12/2023 1:03:22 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



22639590_PXL_20230512_163225722.v2.jpg; Added on 5/12/2023 1:09:22 PM by dmychaluk@cm3inc.com

ISSUE-363
Project / Swarthmore-Rutledge School / Air Handling Units / PAU-1

Filter was very dirty and required replacement, I was unable to place the filter back into the unit due to structural failure of the filter. Filter was replaced which however increasing PM filter changes is strongly recommended. : Recommend increasing PM filter schedule and cleaning the condensing and heating coils for this unit.

Status Open
Entered 5/12/2023 1:04:56 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



52521008_PXL_20230512_165028209.v2.jpg; Added on 5/12/2023 1:09:52 PM by dmychaluk@cm3inc.com



53037910_PXL_20230512_164811656.v2.jpg; Added on 5/12/2023 1:09:53 PM by dmychaluk@cm3inc.com

ISSUE-364

Project / Swarthmore-Rutledge School / Air Handling Units / PAU-1

Filter status requires calibration and trip point correction. Filter was badly compacted but the status showed clean. : Recommend correcting filter status trip point with a manometer.

Status Open
Entered 5/12/2023 1:06:23 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM



37199638_16839114022225293665879486000346.v2.jpg;
Added on 5/12/2023 1:10:37 PM by dmychaluk@cm3inc.com



ISSUE-365
Project / Swarthmore-Rutledge School / Air Handling Units / PAU-1

Unit has the capability to economize but seems to lack programming for economizing. :
Recommend adding economizing program to the controller or correcting the program that
is present as the unit appears to not be economizing currently.

Status Open
Entered 5/12/2023 1:08:28 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/19/2023 12:00:00 AM

Observations

Project / Swarthmore-Rutledge School / Building Observations

Exhaust Fan

In Progress

Design Proposed Final Units

OBSERVATIONS ISSUES

ISSUE-351

Project / Swarthmore-Rutledge School / Building Observations / Observations

CU-5 VRF disconnect is not properly mounted, and is falling over. :recommend installing disconnect properly.

Status Open
Entered 5/10/2023 3:00:07 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To mikeyoung@cm3inc.com
Respondent Status Open
Due Date 5/17/2023 12:00:00 AM



image.v2.jpg; Added on 5/10/2023 3:00:08 PM by mikeyoung@cm3inc.com

ISSUE-352
Project / Swarthmore-Rutledge School / Building Observations / Observations

CU-10 disconnect was not installed correctly, and is starting to fall over. Recommend installing disconnect properly.

Status Open
Entered 5/10/2023 3:06:48 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To mikeyoung@cm3inc.com
Respondent Status Open
Due Date 5/17/2023 12:00:00 AM



image.v2.jpg; Added on 5/10/2023 3:06:49 PM by mikeyoung@cm3inc.com



CUH- Vestibule B130

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters

Unit Heater

In Progress

		Design	Proposed	Final	Units
Description	Cabinet unit Hater	Manufacturer		Sterling	-
Area Served	1st floor B side	Model		F-02	-
Location Description	Elevator and side doors				
Association	Electric panel L1E breaker 28				

CUH- VESTIBULE B130 ISSUES

ISSUE-934

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters / CUH- Vestibule B130

Unit is very dirty and requires a filter replacement, blower cleaning, and coil cleaning. General cleaning of debris and dirty should be performed. : Recommend the above maintenance and adding unit to a quarterly PM schedule.

Status Open
Entered 6/15/2023 9:03:58 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



PXL_20230616_005813571.v2.jpg; Added on 6/15/2023 9:03:58 PM by dmychaluk@cm3inc.com



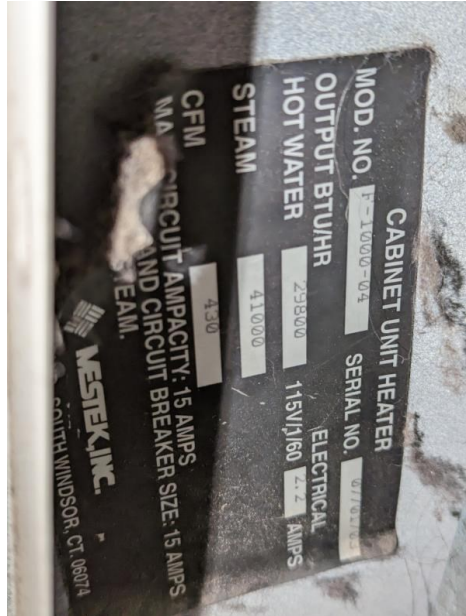
PXL_20230616_005817338.v2.jpg; Added on 6/15/2023 9:03:59 PM by dmychaluk@cm3inc.com



PXL_20230616_005829882.v2.jpg; Added on 6/15/2023 9:04:00 PM by dmychaluk@cm3inc.com



PXL_20230616_005822839.v2.jpg; Added on 6/15/2023 9:04:00 PM by dmychaluk@cm3inc.com



05490591_PXL_20230616_010445333.v2.jpg; Added on 6/15/2023 9:05:05 PM by dmychaluk@cm3inc.com

CUH-1 Stair #2

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters

Unit Heater

In Progress

		Design	Proposed	Final	Units
Description	Cabinet Unit Heater			Sterling	-
Area Served	Stair #2			RC-04	-

CUH-1 STAIR #2 ISSUES

ISSUE-938

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters / CUH-1 Stair #2

Aquastat found out of adjustment. Recommended setting is 110 degrees F (unit fan runs when hot water supply temperature is above this setpoint).

Status Open
Entered 6/15/2023 9:51:27 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



Aquastat.v2.jpg; Added on 6/15/2023 9:51:28 PM by danhainey@cm3inc.com

ISSUE-939

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters / CUH-1 Stair #2

Return air capillary tube floating unsupported. : Properly secure return air capillary tube.

Status Open
Entered 6/15/2023 9:52:03 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Control Device Installation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



Capillary Tube.v2.jpg; Added on 6/15/2023 9:52:03 PM by danhainey@cm3inc.com

ISSUE-940

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters / CUH-1 Stair #2

Open high voltage wire splices found inside cabinet. : Provide and install an electrical junction box to house spliced wiring.

Status Open
Entered 6/15/2023 9:54:41 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/15/2023 9:54:42 PM by danhainey@cm3inc.com

CUH-2 Vestibule A107

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters

Unit Heater

In Progress

		Design	Proposed	Final	Units
Description	Cabinet Unit Heater	Manufacturer		Sterling	-
Area Served	Vestibule A107	Model		F-04	-
Location	Vestibule A107				

CUH-2 VESTIBULE A107 ISSUES

ISSUE-936

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters / CUH-2 Vestibule A107

Dirt and debris noted inside unit. Filters need to be changed. Fan runs continuously when aquastat is closed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/15/2023 9:33:43 PM
Entered By danhainey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/15/2023 9:33:44 PM by danhainey@cm3inc.com

ISSUE-937

Project / Swarthmore-Rutledge School / Cabinet Unit Heaters / CUH-2 Vestibule A107

Return air capillary tube floating unsupported. : Properly secure return air capillary tube.

Status Open
Entered 6/15/2023 9:42:09 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



Capillary Tube.v2.jpg; Added on 6/15/2023 9:42:09 PM by danhainey@cm3inc.com



CH-1

Project / Swarthmore-Rutledge School / Chilled Water Plant

Chiller

Complete

		Design	Proposed	Final	Units
Area Served	Chiller	Manufacturer		Trane	-
		Model		RTAA-80	-

CH-1 ISSUES

ISSUE-935

Project / Swarthmore-Rutledge School / Chilled Water Plant / CH-1

Chillier being replaced as part of the GESA project unit is aged and due for replacement. No testing performed, machine still provides chilled water and functional.

Status **Information Only**
Entered 6/15/2023 9:23:44 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status **NA**
Due Date 6/23/2023 12:00:00 AM



EF-1

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

Complete

		Design	Proposed	Final	Units
Area Served	Main Toilet Group	Manufacturer		GreenHeck	-
		Model		GB-161HP	-

EF-1 WORK

Functional Checklist

EF Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Fan Start/Stop	Manual Switch	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM



EF-2

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

In Progress

		Design	Proposed	Final	Units
Area Served	Nurse area				
		Manufacturer		GreenHeck	-
		Model		GB-080	-

EF-2 WORK

Functional Checklist

EF Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Fan Start/Stop	Manual Switch	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

EF-2 ISSUES

ISSUE-957

Project / Swarthmore-Rutledge School / Exhaust Fans / EF-2

Exhaust fan motor fails to energize and non-functional. : Troubleshoot exhaust fan.

Status Open
Entered 6/16/2023 9:42:46 PM
Entered By danhainey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



44477892_PXL_20230617_003634367.v2.jpg; Added on 6/16/2023 9:44:44 PM by dmychaluk@cm3inc.com



EF-3

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

In Progress

		Design	Proposed	Final	Units
Area Served	Toilet Group			GreenHeck	-
		Manufacturer			
		Model		GB-090	-

EF-3 WORK

Functional Checklist

EF Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Fan Start/Stop	Manual Switch	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fan making loud noise left off
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com
Created by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM
Marked complete by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

EF-3 ISSUES

ISSUE-955

Project / Swarthmore-Rutledge School / Exhaust Fans / EF-3

Belt was broken and motor spinning, replaced belt with a spare in the unit however the fan is making a loud noise and vibrating will need further maintenance. Turned fan off until maintenance can be performed.

Status Open
Entered 6/16/2023 9:41:21 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



03490216_PXL_20230617_004112083.v2.jpg; Added on 6/16/2023 9:44:03 PM by dmychaluk@cm3inc.com



EF-4

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

Complete

		Design	Proposed	Final	Units
Area Served	Kindergarden	Manufacturer		GreenHeck	-
		Model		GB-161HP	-

EF-4 WORK

Functional Checklist

EF Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Fan Start/Stop	Manual Switch	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM



EF-5

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

In Progress

		Design	Proposed	Final	Units
Area Served	Kindergarden	Manufacturer		GreenHeck	-
		Model		GB-090	-

EF-5 WORK

Functional Checklist

EF Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Fan Start/Stop	Manual Switch	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

EF-5 ISSUES

ISSUE-958

Project / Swarthmore-Rutledge School / Exhaust Fans / EF-5

Unit appears to be running but not moving enough air, belt is most likely loose and needs replacement. : Recommend performing maintenance

Status Open
Entered 6/16/2023 9:43:10 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



47401472_PXL_20230617_001005051.v2.jpg; Added on 6/16/2023 9:45:47 PM by dmychaluk@cm3inc.com



EF-6

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

In Progress

		Design	Proposed	Final	Units
Area Served	Faculty Toilet Group	Manufacturer		GreenHeck	-
		Model		GB-141	-

EF-6 WORK

Functional Checklist

EF Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Fan Start/Stop	Manual Switch	----	F	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/16/2023 9:37:34 PM

EF-6 ISSUES

ISSUE-956

Project / Swarthmore-Rutledge School / Exhaust Fans / EF-6

Exhaust fan found with a broken belt and motor fails to energize. : Replace belt and troubleshoot fan motor.

Status Open
Entered 6/16/2023 9:41:21 PM
Entered By danhaaney@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



15083754_PXL_20230617_000620981.v2.jpg; Added on 6/16/2023 9:45:15 PM by dmychaluk@cm3inc.com



15958775_PXL_20230617_000633512.v2.jpg; Added on 6/16/2023 9:45:15 PM by dmychaluk@cm3inc.com



KEF-1

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

In Progress

		Design	Proposed	Final	Units
Area Served	Kitchen Exhaust			GreenHeck	-
		Manufacturer			
		Model		SWB-16	-

KEF-1 ISSUES

ISSUE-941

Project / Swarthmore-Rutledge School / Exhaust Fans / KEF-1

KEF does not exist, it was part of an add alternate during the 2002 renovations. The existing hood exhaust for the two burner range and steam cooker does not work. the device is off at the disconnect. : Recommend review of the add alternate bid from the 2002 project and implementing design recommendations. Kitchen currently has one working exhaust fan for the dishwasher and a heating only fan coil.

Status Open
Entered 6/15/2023 9:57:43 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



TF-1

Project / Swarthmore-Rutledge School / Exhaust Fans

Exhaust Fan

In Progress

		Design	Proposed	Final	Units
Area Served	Kitchen	Manufacturer		GreenHeck	-
		Model		BCF-210	-

TF-1 ISSUES

ISSUE-948

Project / Swarthmore-Rutledge School / Exhaust Fans / TF-1

TF-1 does not exist, it was part of an add alternate during the 2002 renovations. The fan would have handled the bulk of exhausting the kitchen: Recommend review of the add alternate bid from the 2002 project and implementing design recommendations.

Status Open
Entered 6/16/2023 7:10:20 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM

VEF-1

Project / Swarthmore-Rutledge School / Exhaust Fans

Specialty System

In Progress

		Design	Proposed	Final	Units
Area Served	Vapor Exhaust			GreenHeck	-
		Manufacturer			
		Model		SWB-212	-

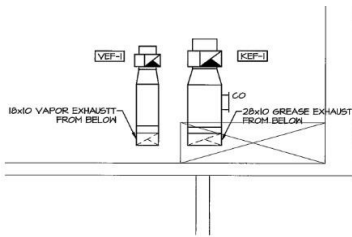
VEF-1 ISSUES

ISSUE-947

Project / Swarthmore-Rutledge School / Exhaust Fans / VEF-1

This equipment does not exist, and is likely an add or alternate to base project that was not accepted or built. : Consider installing this equipment to assist in kitchen and dishwasher ventilation.

Status Open
Entered 6/16/2023 7:06:22 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



NO.	DESCRIPTION	DATE	BY	STATUS	REVISIONS	DATE	BY	STATUS
1	VEF Schedule.PNG	6/16/2023	danhainey@cm3inc.com	Added				

VEF Schedule.PNG; Added on 6/16/2023 7:10:15 PM by danhainey@cm3inc.com

ALTERNATE #19:
ENLARGED PARTIAL ROOF PLAN
 3
 M402 SCALE: 1/4" = 1'-0"

VEF Roof View.PNG; Added on 6/16/2023 7:10:14 PM by danhainey@cm3inc.com

FCU-10-Music Instruments

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe				
		Manufacturer		Enviro Tec	-
		Model		VFE-40	-

FCU-10-MUSIC INSTRUMENTS WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	70.0	71.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 11:02:49 AM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 11:02:49 AM

FCU-10-MUSIC INSTRUMENTS ISSUES

ISSUE-388

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-10-Music Instruments

Filters are impacted and reducing airflow. : Change air filters on a regular interval.

Status Open
Entered 5/16/2023 11:04:43 AM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



59986495_PXL_20230516_150414950.v2.jpg; Added on 5/16/2023 11:08:00 AM by dmychaluk@cm3inc.com

ISSUE-389

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-10-Music Instruments

Circuit Setter is leaking. :Recommend repairing leak.

Status Open
Entered 5/16/2023 11:06:53 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



15804087_PXL_20230516_151325661.v2.jpg; Added on 5/16/2023 11:19:15 AM by dmychaluk@cm3inc.com



ISSUE-390
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-10-Music Instruments

Supply duct isn't supported, and is resting on the ceiling. :Recommend raising and supporting air duct.

Status Open
Entered 5/16/2023 11:08:03 AM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM

ISSUE-391
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-10-Music Instruments

30ft of 8" duct is not insulated. .Recommend insulating duct.

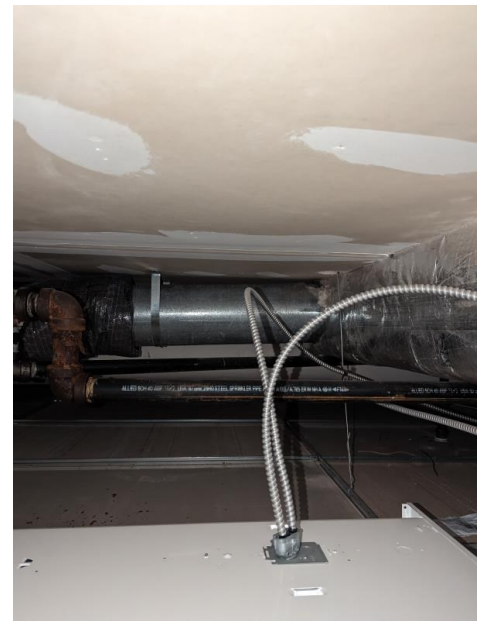
Status Open
Entered 5/16/2023 11:12:57 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



47549481_PXL_20230516_151313349.v2.jpg; Added on 5/16/2023 11:18:47 AM by dmychaluk@cm3inc.com



48018239_PXL_20230516_151150141.v2.jpg; Added on 5/16/2023 11:18:48 AM by dmychaluk@cm3inc.com



48377614_PXL_20230516_151416325.v2.jpg; Added on 5/16/2023 11:18:48 AM by dmychaluk@cm3inc.com

ISSUE-392

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-10-Music Instruments

Condensate pan is rusted. Recommend replacement. And cleaning of condensate lines.

Status Open
Entered 5/16/2023 11:25:00 AM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



34813031_PXL_20230516_151139334.v2.jpg; Added on 5/16/2023 11:26:34 AM by dmychaluk@cm3inc.com



35283428_PXL_20230516_152531803.v2.jpg; Added on 5/16/2023 11:26:35 AM by dmychaluk@cm3inc.com



22743820_16842508342665431973418856046392.v2.jpg; Added on 5/16/2023 11:27:22 AM by dmychaluk@cm3inc.com



FCU-11-Principals Office

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe	Manufacturer		Enviro Tec	-
Location Description	Principals Office	Model		HLP-30	-

FCU-11-PRINCIPALS OFFICE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	72.5	73.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	80	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 1:43:47 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 1:43:47 PM



FCU-11-PRINCIPALS OFFICE ISSUES

ISSUE-403

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-11-Principals Office

Condensate tray is rusted. :Recommend replacing condensate tray.

Status Open
Entered 5/16/2023 2:19:39 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



ISSUE-404

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-11-Principals Office

Coil is impacted. Recommend coil cleaning.

Status Open
Entered 5/16/2023 2:20:11 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



ISSUE-405
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-11-Principals Office

Filters are dirty. :Recommend filter change.

Status Open
Entered 5/16/2023 2:20:40 PM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



FCU-12-Principals Reception

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 Pipe	Manufacturer		Enviro Tec	-
Location Description	Reception office next to principals room	Model		HLP-40	-

FCU-12-PRINCIPALS RECEPTION WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74	73.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	73.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 1:43:48 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 1:43:48 PM

FCU-12-PRINCIPALS RECEPTION ISSUES

ISSUE-406

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-12-Principals Reception

Filter is very dirty. :Recommend replacing filter.

Status Open
Entered 5/16/2023 2:21:27 PM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



38673634_PXL_20230516_181611251.v2.jpg; Added on 5/16/2023 2:29:38 PM by dmychaluk@cm3inc.com

ISSUE-407

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-12-Principals Reception

Condensate pan is rusted. Recommend replacing condensate pan.

Status Open
Entered 5/16/2023 2:21:51 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



21152914_PXL_20230516_182216413.v2.jpg; Added on 5/16/2023 2:29:21 PM by dmychaluk@cm3inc.com



FCU-13-Conference Room

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

			Design	Proposed	Final	Units
Description	4 Pipe	Manufacturer			Enviro Tec	-
Location Description	Conf room in main office	Model			HLP-20	-

FCU-13-CONFERENCE ROOM WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O		AO			BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%							
----	Zone Temperature	AI	----	----	----	----	----	----	72.5	71.4	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	F	P	P	----	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	60	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 1:43:48 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 1:43:48 PM



FCU-13-CONFERENCE ROOM ISSUES

ISSUE-401

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-13-Conference Room

Filters are dirty. :Recommend changing filters.

Status Open
Entered 5/16/2023 1:56:13 PM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM

ISSUE-402

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-13-Conference Room

Chilled water valve will not close when sent to 0%. :Recommend evaluating and possibly changing valve.

Status Open
Entered 5/16/2023 2:02:42 PM
Entered By mikeyoung@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



41496150_PXL_20230516_180620864.v2.jpg; Added on 5/16/2023 2:07:41 PM by dmychaluk@cm3inc.com



02257328_16842607726686525821242816429866.v2.jpg; Added on 5/16/2023 2:13:02 PM by dmychaluk@cm3inc.com

FCU-14-Main Office

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe	Manufacturer		Enviro Tec	-
Location Description	Main Office waiting area	Model		HLP-30	-

FCU-14-MAIN OFFICE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75	74.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	74.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 1:43:48 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 1:43:48 PM

FCU-14-MAIN OFFICE ISSUES

ISSUE-398

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-14-Main Office

Filters are dirty, and should be changed. :Recommend changing filters.

Status Open
Entered 5/16/2023 1:45:29 PM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



47970330_16842595405854879718664015243290.v2.jpg;
Added on 5/16/2023 1:52:47 PM by dmychaluk@cm3inc.com



ISSUE-399
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-14-Main Office

Coil is impacted. :Recommend cleaning coil.

Status Open
Entered 5/16/2023 1:45:59 PM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM

ISSUE-400

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-14-Main Office

Condensate is rusted.:Recommend replacing condensate pan.

Status Open
Entered 5/16/2023 1:46:29 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



42438242_PXL_20230516_174527289.v2.jpg; Added on 5/16/2023 1:54:42 PM by dmychaluk@cm3inc.com



FCU-15-Musical Storage

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe				
		Manufacturer		Enviro Tec	-
		Model		VFE-50	-

FCU-15-MUSICAL STORAGE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O			AO			BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%								
----	Zone Temperature	AI	----	----	----	----	----	----	72.5	73.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	80	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 11:43:45 AM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 11:43:45 AM

FCU-15-MUSICAL STORAGE ISSUES

ISSUE-393
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-15-Musical Storage

Filters are dirty. : Change air filters on a regular interval.

Status Open
Entered 5/16/2023 11:43:54 AM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



12893352_PXL_20230516_154618150.v2.jpg; Added on 5/16/2023 11:48:12 AM by dmychaluk@cm3inc.com



ISSUE-394
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-15-Musical Storage

Condensate pan is rusted. Recommend replacing condensate pan.

Status Open
Entered 5/16/2023 11:49:35 AM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



FCU-16-Main Entrance 1st floor bathrooms

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2 Pipe Chcoil unplumbed	Manufacturer		Enviro Tec	-
		Model		VFE-30	-

FCU-16-MAIN ENTRANCE 1ST FLOOR BATHROOMS WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O			AO			BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%								
----	Zone Temperature	AI	----	----	----	----	----	----	72.5	73.3	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Chilled Water Valve	AI	----	----	NA	NA	NA	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	65	✓	<input type="checkbox"/>	<input type="checkbox"/>	----	

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 12:40:26 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 12:40:26 PM

FCU-16-MAIN ENTRANCE 1ST FLOOR BATHROOMS ISSUES

ISSUE-395

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-16-Main Entrance 1st floor bathrooms

Unit was never piped for a chilled water valve nor does it have a condensate drain pipe. Drawings show chilled water piping however it does not exist in this area. : Recommend review of this configuration with the customer and installation of additional cooling capacity for the area served.

Status Open
Entered 5/16/2023 12:45:24 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



45614856_PXL_20230516_163803697.v2.jpg; Added on 5/16/2023 12:49:45 PM by dmychaluk@cm3inc.com



FCU-17-Primary Resource

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe	Manufacturer		Enviro Tec	-
Location Description	Resource Room near Café	Model		HLP-40	-

FCU-17-PRIMARY RESOURCE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	71.7	72.8	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	74.8	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 2:52:39 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 2:52:39 PM

FCU-17-PRIMARY RESOURCE ISSUES

ISSUE-408

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-17-Primary Resource

The room is fairly small and has a functional VRF head and a functional 4 pipe FCU. The VRF is a Mitsubishi and not connected to the samsung network. : Recommend verification of BTU requirements for the space and disabling the FCU or VRF unit both units will eventually fight one another and not properly control the space.

Status Open
Entered 5/16/2023 3:01:54 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



41445681_16842639101342539579714732384198.v2.jpg;
Added on 5/16/2023 3:05:41 PM by dmychaluk@cm3inc.com

ISSUE-409

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-17-Primary Resource

Filters are dirty and compacted, heating and cooling coils are in similar condition. : recommend replacement of filters at regular intervals and cleaning of the coil.

Status Open
Entered 5/16/2023 3:03:01 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



51939469_16842640020938288663257939195109.v2.jpg;
Added on 5/16/2023 3:06:51 PM by dmychaluk@cm3inc.com

ISSUE-410

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-17-Primary Resource

Condensate pan is rusted and failing. : Recommend replacement or lining of pan and cleaning the condensate drain hose.

Status Open
Entered 5/16/2023 3:03:41 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



40512631_16842640293035115390079948636003.v2.jpg;
Added on 5/16/2023 3:07:40 PM by dmychaluk@cm3inc.com



57467891_16842640658137193131212194295086.v2.jpg;
Added on 5/16/2023 3:07:57 PM by dmychaluk@cm3inc.com



FCU-18-Classroom 212

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 212				
Location	Classroom 212				

FCU-18-CLASSROOM 212 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74	75.8	✓	<input type="checkbox"/>	<input type="checkbox"/>	Sensor location unknown
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	Not updating value on graphic
----	Supply Fan Sts	BI	----	----	----	----	----	F	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	75	84	<input type="checkbox"/>	✓	<input type="checkbox"/>	Not updating value on graphic

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

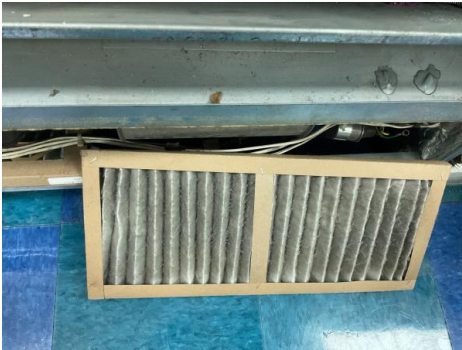
Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

ISSUE-820

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-18-Classroom 212

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/13/2023 6:54:19 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/13/2023 6:54:20 PM by danhailey@cm3inc.com

ISSUE-821

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-18-Classroom 212

Controller and wiring unsecured inside cabinet. : Professionally mount controller to unit cabinet. Repair wiring with proper cable hangers.

Status Open
Entered 6/13/2023 6:56:50 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Controller.v2.jpg; Added on 6/13/2023 6:56:51 PM by danhainey@cm3inc.com

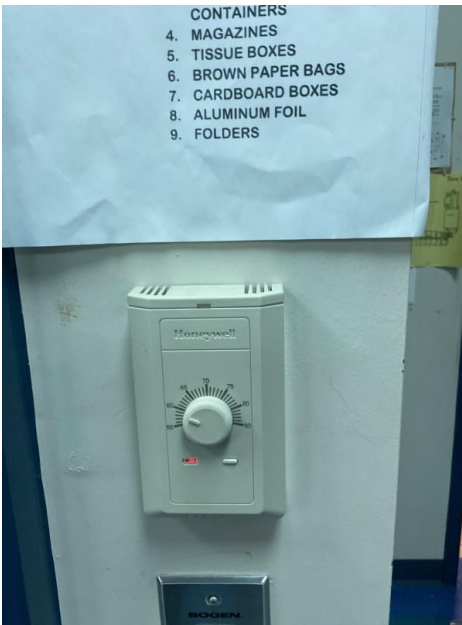


Wiring.v2.jpg; Added on 6/13/2023 6:56:51 PM by danhainey@cm3inc.com

ISSUE-822
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-18-Classroom 212

Setpoint dial value is not updating on graphic : Check functionality and calibration of room temperature setpoint dial.

Status Open
Entered 6/13/2023 6:59:39 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



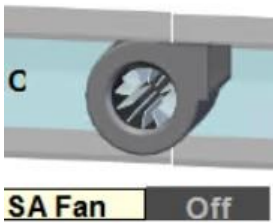
Setpoint.v2.jpg; Added on 6/13/2023 6:59:40 PM by danhainey@cm3inc.com

ISSUE-825

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-18-Classroom 212

Actual fan status is not reporting on BAS graphic. Fan shows off at all times including when running. : Check controller, fan proving device, and graphic.

Status Open
Entered 6/13/2023 7:02:38 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Programming
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Fan Status.PNG; Added on 6/13/2023 7:02:39 PM by danhainey@cm3inc.com

FCU-19-Classroom 210

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
Area Served	Classroom 210			
Location	Classroom 210			

FCU-19-CLASSROOM 210 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.1	74.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	80	78	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

Marked complete by danhainey@cm3inc.com on 6/13/2023 6:06:51 PM

FCU-19-CLASSROOM 210 ISSUES

ISSUE-815

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-19-Classroom 210

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/13/2023 6:07:47 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



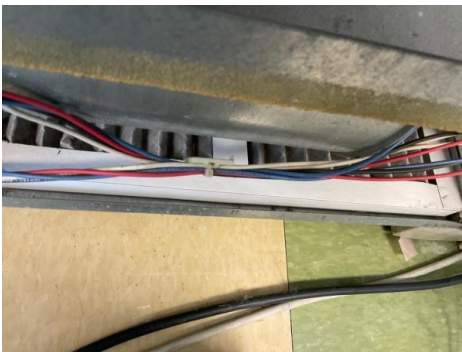
Filter.v2.jpg; Added on 6/13/2023 6:07:48 PM by danhailey@cm3inc.com

ISSUE-816

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-19-Classroom 210

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/13/2023 6:08:32 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/13/2023 6:08:33 PM by danhainey@cm3inc.com



FCU-20-Classroom 209

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 209				
Location	Classroom 209				

FCU-20-CLASSROOM 209 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	72.4	73.3	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	70	72.9	<input type="checkbox"/>	✓	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

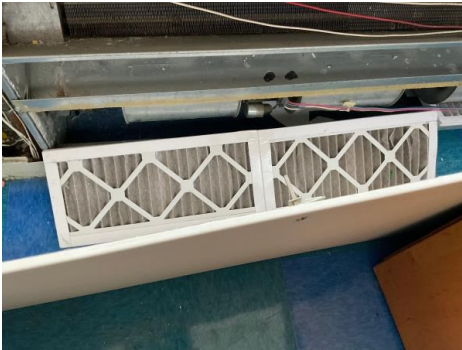
FCU-20-CLASSROOM 209 ISSUES

ISSUE-809

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-20-Classroom 209

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/13/2023 5:40:21 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



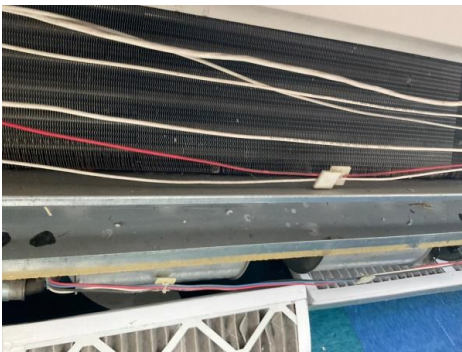
Filter.v2.jpg; Added on 6/13/2023 5:40:22 PM by danhailey@cm3inc.com

ISSUE-810

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-20-Classroom 209

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/13/2023 5:40:54 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/13/2023 5:40:55 PM by danhainey@cm3inc.com

ISSUE-811
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-20-Classroom 209

Setpoint dial and room temperature setpoint display on graphic are out of alignment. :
Check calibration of room temperature setpoint dial.

Status Open
Entered 6/13/2023 5:43:04 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Setpoint.v2.jpg; Added on 6/13/2023 5:43:05 PM by danhainey@cm3inc.com



FCU-21-Classroom 207

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
Area Served	Classroom 207			
Location	Classroom 207			

FCU-21-CLASSROOM 207 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	71.6	72.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	75	74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

ISSUE-789

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-21-Classroom 207

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/12/2023 9:43:11 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/12/2023 9:43:11 PM by danhailey@cm3inc.com

ISSUE-790
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-21-Classroom 207

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/12/2023 9:43:49 PM
Entered By danhaihey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/12/2023 9:43:49 PM by danhaihey@cm3inc.com

ISSUE-792

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-21-Classroom 207

Unattached or floating junction box noted inside unit. : Professionally attach junction box to unit cabinet.

Status Open
Entered 6/12/2023 9:51:05 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



JB.v2.jpg; Added on 6/12/2023 9:51:05 PM by danhainey@cm3inc.com



FCU-22-Classroom 208

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
Area Served	Classroom 208			
Location	Classroom 208			

FCU-22-CLASSROOM 208 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	73.2	74.6	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	70	72.1	<input type="checkbox"/>	✓	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:30 PM

ISSUE-804

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-22-Classroom 208

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/13/2023 5:03:10 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/13/2023 5:03:12 PM by danhailey@cm3inc.com

ISSUE-805
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-22-Classroom 208

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/13/2023 5:03:50 PM
Entered By danhaihey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/13/2023 5:03:52 PM by danhaihey@cm3inc.com

ISSUE-806

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-22-Classroom 208

Setpoint dial and room temperature setpoint display on graphic are out of alignment. :
Check calibration of room temperature setpoint dial.

Status Open
Entered 6/13/2023 5:09:16 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



42799647_Setpoint.v2.jpg; Added on 6/13/2023 5:09:42 PM by danhainey@cm3inc.com



FCU-23-Classroom 206

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 206				
Location	Classroom 206				

FCU-23-CLASSROOM 206 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74	75.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	70	69	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

ISSUE-782

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-23-Classroom 206

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/12/2023 9:10:19 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/12/2023 9:10:20 PM by danhailey@cm3inc.com

ISSUE-783
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-23-Classroom 206

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/12/2023 9:13:22 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/12/2023 9:13:22 PM by danhainey@cm3inc.com



FCU-24-Classroom 224

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 205				
Location	Classroom 205				
Location Description	Classroom 201 on Floor Plan Graphic				

FCU-24-CLASSROOM 224 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	71.3	72.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	F	F	F	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	F	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	F	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	55	82.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reversed

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:35:25 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:35:25 PM

ISSUE-777

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-24-Classroom 224

Dirt and debris noted inside unit. : Perform regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/12/2023 8:42:34 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



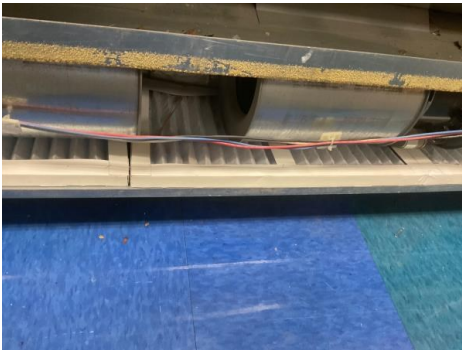
Debris.v2.jpg; Added on 6/12/2023 8:42:34 PM by danhailey@cm3inc.com

ISSUE-778

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-24-Classroom 224

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/12/2023 8:43:13 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/12/2023 8:43:13 PM by danhainey@cm3inc.com

ISSUE-780
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-24-Classroom 224

Unit found non-functional and failed to operate on a call for heating. Fan only operates when room temperature sensor is removed from wall plate. : Troubleshoot wiring, controller, control valve and programming.

Status Open
Entered 6/12/2023 8:54:25 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Unit.v2.jpg; Added on 6/12/2023 8:54:25 PM by danhainey@cm3inc.com



FCU-25-Classroom 203

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Location Description	Classroom 205 on Floor Plan Graphic				

FCU-25-CLASSROOM 203 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	72.8	72.7	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	80	77.2	<input type="checkbox"/>	✓	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

ISSUE-753

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-25-Classroom 203

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/12/2023 6:12:14 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM

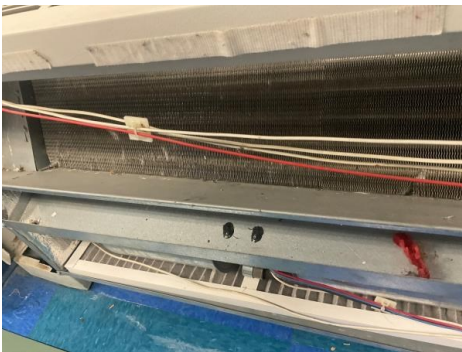


Debris.v2.jpg; Added on 6/12/2023 6:12:15 PM by danhailey@cm3inc.com

ISSUE-754
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-25-Classroom 203

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/12/2023 6:13:08 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/12/2023 6:13:09 PM by danhainey@cm3inc.com

ISSUE-757

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-25-Classroom 203

Setpoint dial and room temperature setpoint display on graphic are out of alignment. :
Check calibration of room temperature setpoint dial.

Status Open
Entered 6/12/2023 6:17:16 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Setpoint.v2.jpg; Added on 6/12/2023 6:17:17 PM by danhainey@cm3inc.com



FCU-26-Classroom 204

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 204				
Location	Classroom 204				

FCU-26-CLASSROOM 204 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.4	79.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	79.4	82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

ISSUE-763

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-26-Classroom 204

Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/12/2023 6:58:19 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/12/2023 6:58:20 PM by danhailey@cm3inc.com

ISSUE-764

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-26-Classroom 204

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/12/2023 6:59:48 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/12/2023 6:59:49 PM by danhainey@cm3inc.com

ISSUE-765
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-26-Classroom 204

Setpoint dial and room temperature setpoint display on graphic are out of alignment. :
Check calibration of room temperature setpoint dial.

Status Open
Entered 6/12/2023 7:02:28 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



03087383_Setpoint.v2.jpg; Added on 6/12/2023 7:04:03 PM by danhainey@cm3inc.com

ISSUE-768

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-26-Classroom 204

Room temperature displayed on the BAS is incorrect. : Calibrate or replace room temperature sensor.

Status Open
Entered 6/12/2023 7:10:49 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Setpoint.v2.jpg; Added on 6/12/2023 7:10:51 PM by danhainey@cm3inc.com

FCU-27-Classroom 201

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
Area Served	Classroom 201			
Association	Labeled classroom 218 on BAS			

FCU-27-CLASSROOM 201 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	69.7	70.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM



FCU-27-CLASSROOM 201 ISSUES

ISSUE-744

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-27-Classroom 201

Filters are dirty and require replacement : Recommend replacement of filters

Status	Open
Entered	6/12/2023 4:46:34 PM
Entered By	dmychaluk@cm3inc.com
Priority	IAQ
Category	Mechanical
Assigned To	dmychaluk@cm3inc.com
Respondent Status	Open
Due Date	6/19/2023 12:00:00 AM



FCU-28-Classroom 202

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 202				

FCU-28-CLASSROOM 202 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	AO			BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
				BO	0%	50%							
----	Zone Temperature	AI	----	----	----	----	----	74.1	74.9	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	60	61.8	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

ISSUE-745

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-28-Classroom 202

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/12/2023 5:27:18 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Filters.v2.jpg; Added on 6/12/2023 5:27:19 PM by danhailey@cm3inc.com

ISSUE-746

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-28-Classroom 202

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/12/2023 5:30:06 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/12/2023 5:30:07 PM by danhainey@cm3inc.com



FCU-29-2nd Floor Corridor

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	2nd floor bathrooms and main lobby				

FCU-29-2ND FLOOR CORRIDOR WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.8	76.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:31 PM

FCU-29-2ND FLOOR CORRIDOR ISSUES

ISSUE-866

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-29-2nd Floor Corridor

Thermostat cover damaged and requires replacement. Adding protective case may be beneficial. : Recommend replacing the thermostat and installing a protective cover.

Status Open
Entered 6/14/2023 7:36:17 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



29535012_PXL_20230614_233831168.v2.jpg; Added on 6/14/2023 7:51:29 PM by dmychaluk@cm3inc.com

ISSUE-867
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-29-2nd Floor Corridor

Filters are very dirty and compacted and require replacement : Recommend replacing filters and cleaning the coil.

Status Open
Entered 6/14/2023 7:48:30 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



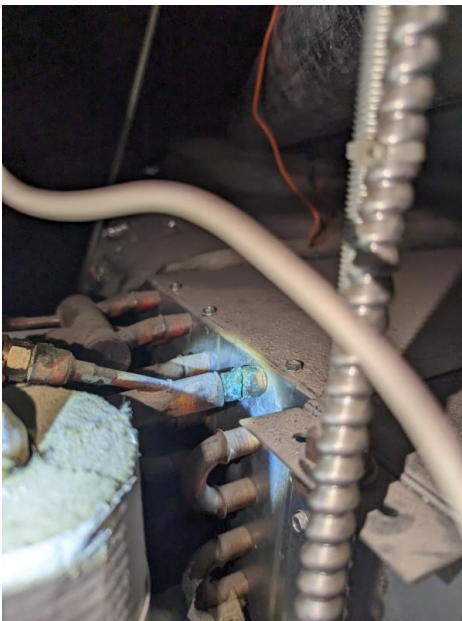
12162514_PXL_20230614_234337511.v2.jpg; Added on 6/14/2023 7:51:12 PM by dmychaluk@cm3inc.com

ISSUE-868

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-29-2nd Floor Corridor

Corrosion buildup at the coil to hot water pipe connection : Recommend cleaning pipe and reconnecting the joint to prevent a larger leak from occurring.

Status Open
Entered 6/14/2023 7:53:02 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



20592964_PXL_20230614_234412283.v2.jpg; Added on 6/14/2023 7:53:20 PM by dmychaluk@cm3inc.com



FCU-2-Counselors Office

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe				
Manufacturer				Enviro Tec	-
Model				VFE-20	-

FCU-2-COUNSELORS OFFICE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O			AO			Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%	BI						
----	Zone Temperature	AI	----	----	----	----	----	----	70	F	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Thermostat broken unable to engage chilled water vlave
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	F	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 9:22:03 AM

Marked complete by dmychaluk@cm3inc.com on 7/5/2023 12:54:11 PM

FCU-2-COUNSELORS OFFICE ISSUES

ISSUE-374

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-2-Counselors Office

Controller is not mounted, and is currently laying in the blower compartment. :recommend mounting controller.

Status Open
Entered 5/16/2023 8:55:41 AM
Entered By mikeyoung@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



43152895_image.v2.jpg; Added on 5/16/2023 8:58:43 AM by mikeyoung@cm3inc.com

ISSUE-375

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-2-Counselors Office

Coil is very dirty and fins are bent. :Recommend cleaning coil and combing the fins.

Status Open
Entered 5/16/2023 8:56:38 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



05988632_image.v2.jpg; Added on 5/16/2023 8:59:05 AM by mikeyoung@cm3inc.com

ISSUE-376
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-2-Counselors Office

Slow leak around the balancing valve. :Recommend evaluating leak and repairing.

Status Open
Entered 5/16/2023 9:08:44 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



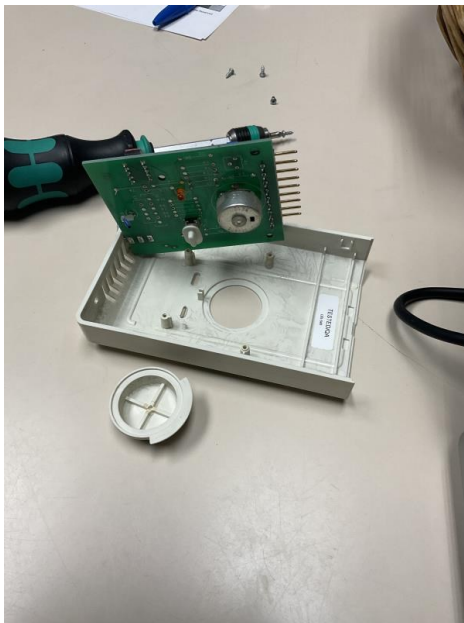
28729977_image.v2.jpg; Added on 5/16/2023 9:09:28 AM by mikeyoung@cm3inc.com

ISSUE-377

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-2-Counselors Office

Set point dial on the thermostat is broken. :Recommend replacing thermostat.

Status Open
Entered 5/16/2023 9:17:02 AM
Entered By mikeyoung@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



45868119_image.v2.jpg; Added on 5/16/2023 9:18:45 AM by mikeyoung@cm3inc.com

FCU-30-Gym Office

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description				2-pipe
Area Served				Gym coach office
Association				Out of Scope

FCU-30-GYM OFFICE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.3	79.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

FCU-30-GYM OFFICE ISSUES

ISSUE-869

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-30-Gym Office

Unit access limited due to storage of objects on and in front of the unit. : Recommend moving items and cleaning the coil along with removing any debris that may exist.

Status Open
Entered 6/14/2023 8:07:15 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



16278053_PXL_20230615_000513229.v2.jpg; Added on 6/14/2023 8:08:16 PM by dmychaluk@cm3inc.com



16996825_PXL_20230615_000531300.v2.jpg; Added on 6/14/2023 8:08:17 PM by dmychaluk@cm3inc.com



FCU-31-Resource Room 200

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Resource Room 200				
Location	Resource Room 200				

FCU-31-RESOURCE ROOM 200 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74.2	75.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	F	F	F	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	80	60	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

ISSUE-870

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-31-Resource Room 200

Control valve actuator is broken. : Mount and wire a new control valve actuator.

Status Open
Entered 6/14/2023 8:15:39 PM
Entered By danhailey@cm3inc.com
Priority Mechanical
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Control Valve.v2.jpg; Added on 6/14/2023 8:15:39 PM by danhailey@cm3inc.com



ISSUE-871
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-31-Resource Room 200

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/14/2023 8:16:37 PM
Entered By danhainey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM

ISSUE-872

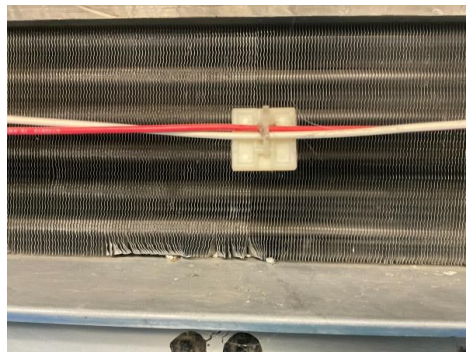
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-31-Resource Room 200

Electrical junction box not mounted (floating). Wiring is unsecured inside cabinet. :
Professionally mount junction box to unit cabinet. Repair wiring with proper cable hangers.

Status Open
Entered 6/14/2023 8:18:37 PM
Entered By danhailey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Junction Box.v2.jpg; Added on 6/14/2023 8:18:38 PM by danhailey@cm3inc.com



Wiring.v2.jpg; Added on 6/14/2023 8:18:38 PM by danhailey@cm3inc.com

ISSUE-875
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-31-Resource Room 200

Room temperature displayed on the BAS is incorrect. : Calibrate or replace room temperature sensor.

Status Open
Entered 6/14/2023 8:27:17 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Setpoint.v2.jpg; Added on 6/14/2023 8:27:17 PM by danhainey@cm3inc.com



FCU-32-Classroom 318

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 318				
Location	Classroom 318				

FCU-32-CLASSROOM 318 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74.7	74.4	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

ISSUE-857

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-32-Classroom 318

Filters are installed upside down and not properly seated in their bracket. : Recommend replacing the filters and installing properly.

Status Open
Entered 6/14/2023 5:17:42 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



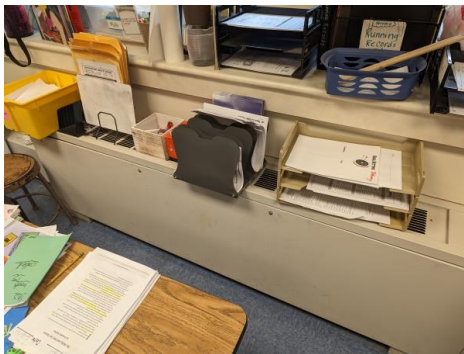
54662352_PXL_20230614_210835929.v2.jpg; Added on 6/14/2023 5:18:54 PM by dmychaluk@cm3inc.com

ISSUE-858

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-32-Classroom 318

Coil is dirty and debris found throughout the unit. Unit is being used as a shelf and will not distribute air properly during heating season. : Recommend cleaning the coil and removing debris. Review purpose of unit with faculty

Status Open
Entered 6/14/2023 5:18:18 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



25326070_PXL_20230614_211135317.v2.jpg; Added on 6/14/2023 5:19:25 PM by dmychaluk@cm3inc.com



25951054_PXL_20230614_211547246.v2.jpg; Added on 6/14/2023 5:19:25 PM by dmychaluk@cm3inc.com



FCU-33-Classroom 311

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Location	Classroom 311				
Location Description	Classroom 311				

FCU-33-CLASSROOM 311 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.2	75.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

FCU-33-CLASSROOM 311 ISSUES

ISSUE-856

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-33-Classroom 311

Coil is dirty and has debris throughout the unit. : Recommend cleaning the coil and removing debris.

Status Open
Entered 6/14/2023 5:04:25 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



05080377_PXL_20230614_210105976.v2.jpg; Added on 6/14/2023 5:05:05 PM by dmychaluk@cm3inc.com



05736599_PXL_20230614_210059159.v2.jpg; Added on 6/14/2023 5:05:05 PM by dmychaluk@cm3inc.com



FCU-34-Classroom 316

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 316				
Location	Classroom 316				

FCU-34-CLASSROOM 316 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	73.4	73.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM



FCU-34-CLASSROOM 316 ISSUES

ISSUE-859

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-34-Classroom 316

Coil is dirty and debris found throughout the unit. Unit is being used as a shelf and will not distribute air properly during heating season. : Recommend cleaning the coil and removing debris. Review purpose of unit with faculty

Status Open
Entered 6/14/2023 5:40:50 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



FCU-35-Classroom 309

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Location	Classroom 309				
Location Description	Classroom 309				

FCU-35-CLASSROOM 309 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.9	78.5	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	70	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:32 PM

ISSUE-855

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-35-Classroom 309

Coil has debris and trash throughout. : Recommend cleaning the coil and removing debris.

Status Open
Entered 6/14/2023 4:53:18 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



08369523_PXL_20230614_204913626.v2.jpg; Added on 6/14/2023 4:55:08 PM by dmychaluk@cm3inc.com



09057039_PXL_20230614_204949901.v2.jpg; Added on 6/14/2023 4:55:09 PM by dmychaluk@cm3inc.com

FCU-36-Psych Room

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

Complete

	Design	Proposed	Final	Units
Description				2-pipe
Area Served				Psychologist
Location				Psychologist

FCU-36-PSYCH ROOM WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74.7	75.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	F	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM



FCU-37-Classroom 312

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 312				
Location	Classroom 312				

FCU-37-CLASSROOM 312 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.5	76.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	F	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	F	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	F	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	70	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

ISSUE-847

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-37-Classroom 312

Unit is running on its own fan will not turn off via BAS. Controller should be downloaded and programmed. : Recommend uploading parameters to Excel10 via BAS and confirming operation. Controller replacement may be required. Faculty has large bookcases and material blocking unit access moving items will be required.

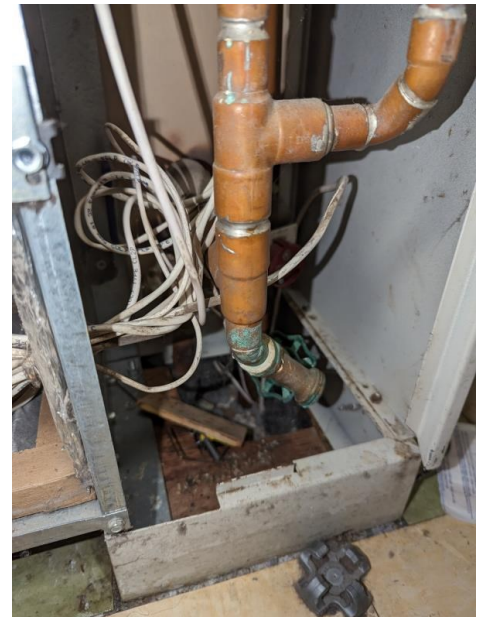
Status Open
Entered 6/13/2023 9:27:13 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



37235813_1686706051533769739212274706107.v2.jpg; Added on 6/13/2023 9:27:37 PM by dmychaluk@cm3inc.com



32495608_PXL_20230614_014043681.v2.jpg; Added on 6/13/2023 9:47:32 PM by dmychaluk@cm3inc.com



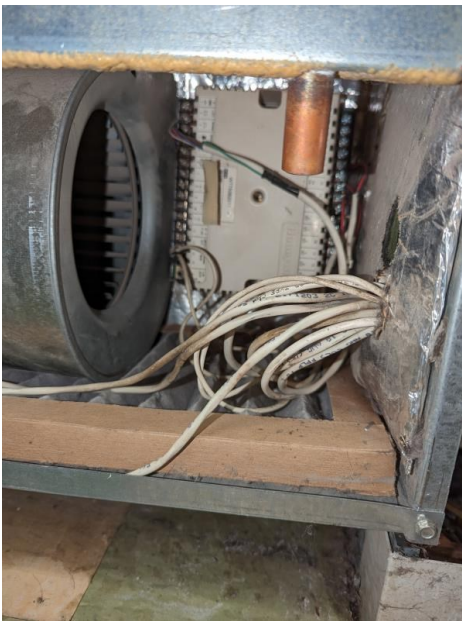
33183659_PXL_20230614_014047944.v2.jpg; Added on 6/13/2023 9:47:33 PM by dmychaluk@cm3inc.com

ISSUE-848

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-37-Classroom 312

Unit needs a filter change and coil cleaning. : Recommend cleaning coil and replacing filters.

Status Open
Entered 6/13/2023 9:30:22 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



08248018_PXL_20230614_014043681.v2.jpg; Added on 6/13/2023 9:47:08 PM by dmychaluk@cm3inc.com



08857447_PXL_20230614_014537383.v2.jpg; Added on 6/13/2023 9:47:08 PM by dmychaluk@cm3inc.com



FCU-38-Classroom 310

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 310				
Location	Classroom 310				

FCU-38-CLASSROOM 310 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.1	77.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	70	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

FCU-38-CLASSROOM 310 ISSUES

ISSUE-845

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-38-Classroom 310

Filter's require replacement, coil has debris and dirty throughout. : Recommend performing maintenance on this unit.

Status Open
Entered 6/13/2023 9:19:33 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



36497834_PXL_20230614_011537923.v2.jpg; Added on 6/13/2023 9:21:36 PM by dmychaluk@cm3inc.com



37185353_PXL_20230614_011620694.v2.jpg; Added on 6/13/2023 9:21:37 PM by dmychaluk@cm3inc.com

ISSUE-846

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-38-Classroom 310

Corrosion and buildup found on piping. : Recommend evaluation and correction of slow leak/ failure of solder joints.

Status Open
Entered 6/13/2023 9:20:28 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



52805522_PXL_20230614_011600950.v2.jpg; Added on 6/13/2023 9:21:52 PM by dmychaluk@cm3inc.com



53336766_PXL_20230614_011755850.v2.jpg; Added on 6/13/2023 9:21:53 PM by dmychaluk@cm3inc.com



FCU-39-Classroom 308

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Location	Classroom 308				
Location Description	Classroom 308				

FCU-39-CLASSROOM 308 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.1	75.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	p	p	p	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

ISSUE-842

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-39-Classroom 308

Coil requires cleaning.: Recommend cleaning coil.

Status Open
Entered 6/13/2023 8:59:12 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



35642845_PXL_20230614_005713677.v2.jpg; Added on 6/13/2023 8:59:35 PM by dmychaluk@cm3inc.com



FCU-3-Classroom 104

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 Pipe				
		Manufacturer		Enviro Tec	-
		Model		VFE-20	-

FCU-3-CLASSROOM 104 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O			AO			Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%							
----	Zone Temperature	AI	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Chilled Water Valve	AI	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Hot Water Valve	AO	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Occupancy	BO	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----	

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 9:22:04 AM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 10:04:21 AM

ISSUE-378

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-3-Classroom 104

Condensate tray is rusted. :Recommend replacement.

Status Open
Entered 5/16/2023 9:33:30 AM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



29298312_16842452579963789849288894764861.v2.jpg;
Added on 5/16/2023 9:54:29 AM by dmychaluk@cm3inc.com

ISSUE-379
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-3-Classroom 104

Unit not responding to BAS or local commands. Appears the controller is stuck on cooling mode. Current setpoint is 85 with a return temp of 64 deg F and discharge of 55. :
Recommend replacement of the controller or reprogramming if possible.

Status Open
Entered 5/16/2023 9:52:29 AM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



09409105_16842451590333917899731204051213.v2.jpg;
Added on 5/16/2023 9:53:09 AM by dmychaluk@cm3inc.com



22232713_16842451937217997228567665022358.v2.jpg;
Added on 5/16/2023 9:53:22 AM by dmychaluk@cm3inc.com



FCU-40-Classroom 306

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 306				
Location	Classroom 306				

FCU-40-CLASSROOM 306 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.7	77.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	80	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

ISSUE-838

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-40-Classroom 306

Unit access restricted, unit will not turn on, after a power cycle from the breaker it enabled.
: Recommend verification of wiring. And reviewing desk placement with faculty members.

Status Open
Entered 6/13/2023 8:34:22 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



PXL_20230614_002854997.v2.jpg; Added on 6/13/2023 8:34:22 PM by dmychaluk@cm3inc.com



PXL_20230614_002913234.v2.jpg; Added on 6/13/2023 8:34:23 PM by dmychaluk@cm3inc.com

ISSUE-839

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-40-Classroom 306

Filters requires replacement and moving to proper brackets. Coil and inside of unit require cleaning. : Recommend performing maintenance.

Status Open
Entered 6/13/2023 8:35:42 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



1686702934483921074801457121466.v2.jpg; Added on 6/13/2023 8:35:42 PM by dmychaluk@cm3inc.com



FCU-41-Classroom 304

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe	Manufacturer	Envirotec		-
Area Served	Classroom 304	Model	FCU 4/ VFE		-
Association	Out of Scope				

FCU-41-CLASSROOM 304 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O		AO			Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%							
----	Zone Temperature	AI	----	----	----	----	----	----	77.5	77.4	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	60	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:33 PM

FCU-41-CLASSROOM 304 ISSUES

ISSUE-834

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-41-Classroom 304

Filters and coil are dirty. Filter should be replaced. Coil has trash and debris inside and requires cleaning.

Status Open
Entered 6/13/2023 8:07:32 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



1686701243027468756852131328596.v2.jpg; Added on 6/13/2023 8:07:33 PM by dmychaluk@cm3inc.com



FCU-42-Classroom 302

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe	Manufacturer	Envirotech		-
Area Served	Classroom 302	Model	FCU-5/ VFE		-

FCU-42-CLASSROOM 302 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.4	78.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	F	F	F	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

FCU-42-CLASSROOM 302 ISSUES

ISSUE-829

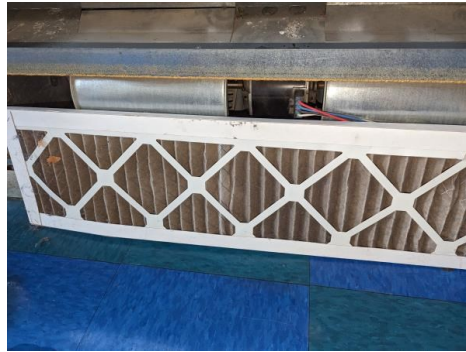
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-42-Classroom 302

Filters are dirty and not mounted properly. Coil has trash and debris through the lower section. : Recommend cleaning the unit, coil, and replacing the filters in the lower bracket.

Status Open
Entered 6/13/2023 7:56:11 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



19536977_PXL_20230613_234511758.v2.jpg; Added on 6/13/2023 7:57:19 PM by dmychaluk@cm3inc.com



20208892_PXL_20230613_234558461.v2.jpg; Added on 6/13/2023 7:57:20 PM by dmychaluk@cm3inc.com

ISSUE-830

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-42-Classroom 302

Hot water valve not modulating closed when setpoint is adjusted. : Recommend correcting programming and actuator. Once corrected actuator may be failed and require replacement.

Status Open
Entered 6/13/2023 7:59:08 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



16867007417915162708669578366344.v2.jpg; Added on 6/13/2023 7:59:09 PM by dmychaluk@cm3inc.com



FCU-43-Corridor 300

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Corridor 300				

FCU-43-CORRIDOR 300 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.6	76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	----	F	F	F	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

ISSUE-862

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-43-Corridor 300

Space temperature sensor has a broken setpoint dial. : Replace space temperature sensor.

Status Open
Entered 6/14/2023 6:29:57 PM
Entered By danhailey@cm3inc.com
Priority Automation
Category Control Device Installation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



53658861_PXL_20230614_222828610.v2.jpg; Added on 6/14/2023 6:32:53 PM by dmychaluk@cm3inc.com

ISSUE-863

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-43-Corridor 300

Filters are badly compacted and require changing. return duct is no longer attached to the unit and requires correction. : Recommend replacement of filters and increasing PM frequency. Duct work may need to be replaced or refitted.

Status Open
Entered 6/14/2023 6:31:52 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



34080255_PXL_20230614_222807936.v2.jpg; Added on 6/14/2023 6:32:34 PM by dmychaluk@cm3inc.com



34643470_PXL_20230614_222231334.v2.jpg; Added on 6/14/2023 6:32:34 PM by dmychaluk@cm3inc.com

ISSUE-864

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-43-Corridor 300

Hot water piping has a slow leak near the fittings. : Repair hot water piping.

Status Open
Entered 6/14/2023 6:33:38 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



00071497_PXL_20230614_222440439.v2.jpg; Added on 6/14/2023 6:40:00 PM by dmychaluk@cm3inc.com



00698189_PXL_20230614_222435851.v2.jpg; Added on 6/14/2023 6:40:00 PM by dmychaluk@cm3inc.com

ISSUE-865

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-43-Corridor 300

Hot water valve not responding to change in setpoint. : Recommend correcting settings within the Exel 10 controller.

Status Open
Entered 6/14/2023 6:43:09 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



57255350_PXL_20230614_222759961.v2.jpg; Added on 6/14/2023 6:43:57 PM by dmychaluk@cm3inc.com



FCU-44-Classroom 301

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 301				
Location	Classroom 301				

FCU-44-CLASSROOM 301 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.5	75.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	70	72.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

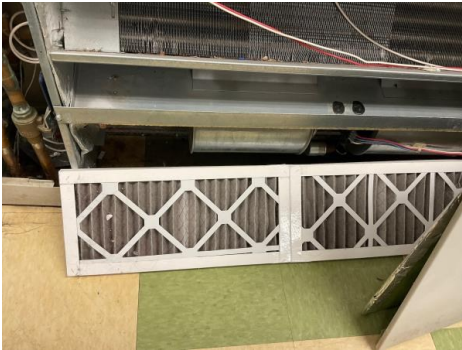
Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

ISSUE-831

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-44-Classroom 301

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/13/2023 8:03:13 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/13/2023 8:03:15 PM by danhailey@cm3inc.com

ISSUE-832

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-44-Classroom 301

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/13/2023 8:04:07 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/13/2023 8:04:08 PM by danhainey@cm3inc.com

ISSUE-833

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-44-Classroom 301

Unsecured (floating) electrical junction box located inside unit. : Professionally secure junction box to unit cabinet.

Status Open
Entered 6/13/2023 8:06:00 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



Junction Box.v2.jpg; Added on 6/13/2023 8:06:01 PM by danhainey@cm3inc.com

ISSUE-835
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-44-Classroom 301

Setpoint dial and room temperature setpoint display on graphic are out of alignment. :
Check calibration of room temperature setpoint dial.

Status Open
Entered 6/13/2023 8:08:38 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



Setpoint.v2.jpg; Added on 6/13/2023 8:08:39 PM by danhainey@cm3inc.com

FCU-45-Classroom 303

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 303				
Location	Classroom 303				

FCU-45-CLASSROOM 303 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.4	77.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

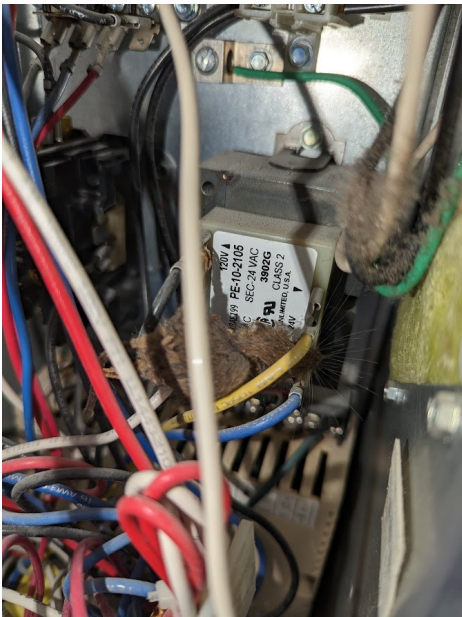
Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

ISSUE-836

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-45-Classroom 303

Dead mouse found on transformer : Recommend replacement of transformer and cleaning of mouse debris.

Status Open
Entered 6/13/2023 8:22:08 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



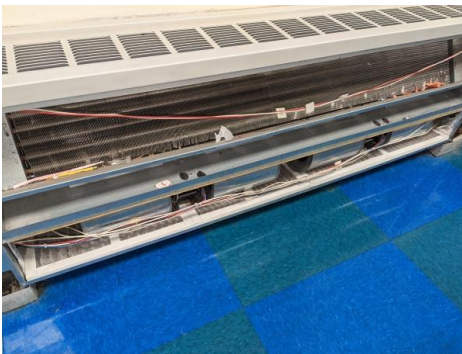
PXL_20230512_194431273.jpg; Added on 6/13/2023 8:22:08 PM by dmychaluk@cm3inc.com

ISSUE-837

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-45-Classroom 303

Filters require replacement and mounting within their bracket. Coil has debris and dirty through the unit. : Recommend replacement of filters and cleaning of coil/unit.

Status Open
Entered 6/13/2023 8:23:52 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



27494852_PXL_20230614_001825502.v2.jpg; Added on 6/13/2023 8:24:27 PM by dmychaluk@cm3inc.com



FCU-46-Teachers Office 303

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

Complete

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Teacher's Office				
Location	Teacher's Office				

FCU-46-TEACHERS OFFICE 303 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77	77.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

FCU-47-Classroom 305

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 305				
Location	Classroom 305				

FCU-47-CLASSROOM 305 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.3	77.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	F	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	70	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:34 PM

ISSUE-840

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-47-Classroom 305

Hot water valve not modulating to 100%, controller and actuator must be verified. :
Recommend moving paperwork and storage items on top of unit, accessing unit and
correcting the failure. Controller and actuator may need replacement.

Status Open
Entered 6/13/2023 8:50:51 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



24924504_PXL_20230614_004342296.v2.jpg; Added on 6/13/2023 8:53:24 PM by dmychaluk@cm3inc.com



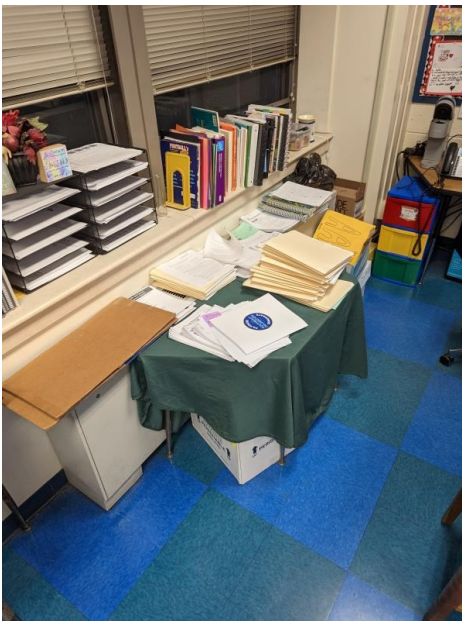
25487035_PXL_20230614_004354640.v2.jpg; Added on 6/13/2023 8:53:25 PM by dmychaluk@cm3inc.com

ISSUE-841

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-47-Classroom 305

Unable to properly access unit for verification of filters and cleanliness.: recommend cleaning of coils and replacement of filters.

Status Open
Entered 6/13/2023 8:52:50 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



10883568_PXL_20230614_004515080.v2.jpg; Added on 6/13/2023 8:53:10 PM by dmychaluk@cm3inc.com



FCU-48-Art Room

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe	Manufacturer	Envirotec		-
Area Served	Art Room				
Location	Art Room				
Location Description	Room 307				

FCU-48-ART ROOM WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	77.3	78.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	68	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

FCU-48-ART ROOM ISSUES

ISSUE-843

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-48-Art Room

Intermittent humming heard from the control cabinet, possible failing transformer. Unit cycling off and on periodically, recommend troubleshooting transformer and wiring to correct issues.

Status Open
Entered 6/13/2023 9:10:36 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



54193521_PXL_20230614_010416052.v2.jpg; Added on 6/13/2023 9:12:54 PM by dmychaluk@cm3inc.com

ISSUE-844

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-48-Art Room

Coil has debris and dirty throughout. : Recommend cleaning coil and removing debris.
Adding additional screens to tabletop grates would be beneficial.

Status Open
Entered 6/13/2023 9:11:28 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



07336883_PXL_20230614_010422334.v2.jpg; Added on 6/13/2023 9:12:07 PM by dmychaluk@cm3inc.com



23410108_16867051338655428795481361338064.v2.jpg; Added on 6/13/2023 9:12:23 PM by dmychaluk@cm3inc.com

FCU-49-Kitchen

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2 Pipe Chcoil unplumbed				
	Manufacturer			Enviro Tec	-
	Model			HLP-50	-

FCU-49-KITCHEN WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	78.2	77.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	NA	NA	NA	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No piping to the unit
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 3:46:35 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 3:46:35 PM

FCU-49-KITCHEN ISSUES

ISSUE-414

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-49-Kitchen

Unit not piped for cooling, coil is present. Chilled water programming was never completed and piping never extended to the unit. : Recommend piping chilled water to the unit, programming and installation of a valve and actuator.

Status Open
Entered 5/16/2023 3:49:22 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



30779381_PXL_20230516_194045590.v2.jpg; Added on 5/16/2023 3:55:30 PM by dmychaluk@cm3inc.com



31263763_PXL_20230516_194040703.v2.jpg; Added on 5/16/2023 3:55:31 PM by dmychaluk@cm3inc.com



FCU-4-Nurses Station

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe	Manufacturer		Enviro Tec	-
		Model		HLP-40	-

FCU-4-NURSES STATION WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O			AO			Hand Probe	BAS AI	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%	Reading						
----	Zone Temperature	AI	----	----	----	----	----	----	70.6	72.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	72	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 1:13:34 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 1:13:34 PM

FCU-4-NURSES STATION ISSUES

ISSUE-396

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-4-Nurses Station

Condensate pan is rusted. :Recommend replacement.

Status Open
Entered 5/16/2023 1:18:48 PM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



40929562_PXL_20230516_171850556.v2.jpg; Added on 5/16/2023 1:21:40 PM by dmychaluk@cm3inc.com



41322925_PXL_20230516_171836555.v2.jpg; Added on 5/16/2023 1:21:41 PM by dmychaluk@cm3inc.com

ISSUE-397

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-4-Nurses Station

Found very dirty filters. Changed while we were on site. Recommend changing filters more frequently. Furthermore, coils are impacted and should be cleaned.

Status Open
Entered 5/16/2023 1:21:36 PM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



20132386_16842577148671038588607167340501.v2.jpg;
Added on 5/16/2023 1:22:20 PM by dmychaluk@cm3inc.com

FCU-50-Serving

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2 Pipe Chcoil unplumbed			Enviro Tec	-
Location Description	Above Cafe Serving area			HLP-60	-

FCU-50-SERVING WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.5	76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	NA	NA	NA	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No piping to the unit
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 3:26:33 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 3:26:33 PM

FCU-50-SERVING ISSUES

ISSUE-412

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-50-Serving

Unit not piped for cooling, coil is present and so is the actuator. Chilled water programming was never completed and piping never extended to the unit. : Recommend piping chilled water to the unit approximately 1' away from the unit. Furnishing and installing a new valve. Then programming the actuator and controlling unit to condition the space.

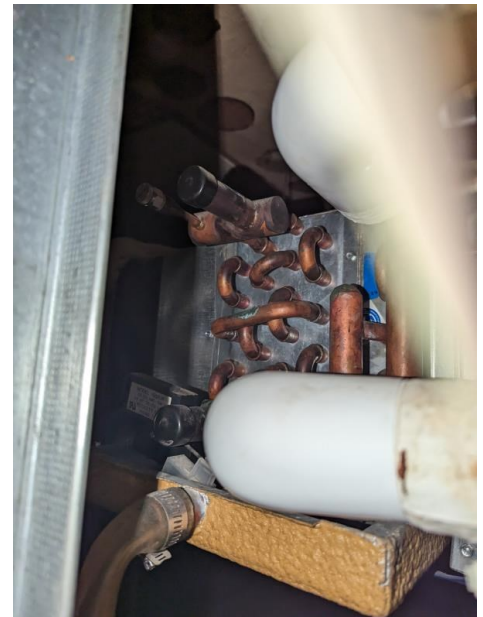
Status Open
Entered 5/16/2023 3:31:34 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



09561226_PXL_20230516_193012799.v2.jpg; Added on 5/16/2023 3:32:09 PM by dmychaluk@cm3inc.com



09967480_PXL_20230516_192415407.v2.jpg; Added on 5/16/2023 3:32:09 PM by dmychaluk@cm3inc.com



10390723_PXL_20230516_192357336.v2.jpg; Added on 5/16/2023 3:32:10 PM by dmychaluk@cm3inc.com



ISSUE-413
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-50-Serving

Filters are dirty and require replacement : Recommend replacing filters and increasing the PM schedule.

Status Open
Entered 5/16/2023 3:35:43 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



FCU-51 Faculty Dining

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe				
Area Served	Faculty Dining				
Location	Faculty Dining Ceiling				
		Manufacturer		Enviro Tec	-
		Model		VFE-30	-

FCU-51 FACULTY DINING WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.1	76.7	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	60	60.2	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by danhainey@cm3inc.com on 6/15/2023 7:57:40 PM

Marked complete by danhainey@cm3inc.com on 6/15/2023 7:57:40 PM

FCU-51 FACULTY DINING ISSUES

ISSUE-931

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-51 Faculty Dining

Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/15/2023 8:02:43 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/15/2023 8:02:43 PM by danhailey@cm3inc.com



ISSUE-932
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-51 Faculty Dining

Condensate pan is dirty and full of debris. : Clean or replace condensate pan.

Status Open
Entered 6/15/2023 8:07:33 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM



ISSUE-933
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-51 Faculty Dining

Unit found with active condensate overflow status. : Replace condensate overflow detection switch.

Status Open
Entered 6/15/2023 8:10:20 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/23/2023 12:00:00 AM

FCU-53-Kindergarten Art

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
Area Served	Kindergarten Art			
Location	Kindergarten Art			

FCU-53-KINDERGARTEN ART WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	73.4	74.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	80	79.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

FCU-53-KINDERGARTEN ART ISSUES

ISSUE-884

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-53-Kindergarten Art

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/14/2023 9:23:28 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Filter.v2.jpg; Added on 6/14/2023 9:23:28 PM by danhailey@cm3inc.com

ISSUE-888

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-53-Kindergarten Art

Outer filter channel is missing. : Replace filter channel.

Status Open
Entered 6/14/2023 9:28:44 PM
Entered By danhainey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Filter Channel.v2.jpg; Added on 6/14/2023 9:28:44 PM by danhainey@cm3inc.com



FCU-54-Classroom 12

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 12				
Location	Classroom 12				

FCU-54-CLASSROOM 12 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	73.3	72.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	80	79.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

ISSUE-906

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-54-Classroom 12

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/15/2023 5:54:19 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Debris.PNG; Added on 6/15/2023 5:54:20 PM by danhailey@cm3inc.com



Filter.v2.jpg; Added on 6/15/2023 5:54:20 PM by danhailey@cm3inc.com

ISSUE-908
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-54-Classroom 12

Wiring is unsecured inside cabinet and open wire splices noted. : Repair wiring with proper cable hangers. Install a junction for spliced wiring.

Status Open
Entered 6/15/2023 5:59:40 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/15/2023 5:59:41 PM by danhainey@cm3inc.com



FCU-55-Classroom 13

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 13				
Location	Classroom 13 Ceiling				

FCU-55-CLASSROOM 13 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	74.3	75.1	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	80	79.4	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

FCU-55-CLASSROOM 13 ISSUES

ISSUE-915

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-55-Classroom 13

Filters need to be changed and are difficult to access. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/15/2023 6:56:39 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Filters.v2.jpg; Added on 6/15/2023 6:56:40 PM by danhailey@cm3inc.com

ISSUE-916
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-55-Classroom 13

Hot water piping insulation not installed. : Install hot water piping insulation.

Status Open
Entered 6/15/2023 6:57:33 PM
Entered By danhainey@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Pipe Insulation.v2.jpg; Added on 6/15/2023 6:57:34 PM by danhainey@cm3inc.com



FCU-56-Classroom 10

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
Area Served	Classroom 10			
Location	Classroom 10			

FCU-56-CLASSROOM 10 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	72.8	73.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	60	60.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:35 PM

ISSUE-890

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-56-Classroom 10

Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.

Status Open
Entered 6/14/2023 9:52:16 PM
Entered By danhailey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Filters.v2.jpg; Added on 6/14/2023 9:52:17 PM by danhailey@cm3inc.com

ISSUE-891
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-56-Classroom 10

Outer filter channel is missing. : Replace filter channel.

Status Open
Entered 6/14/2023 9:53:13 PM
Entered By danhainey@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Filter Channel.v2.jpg; Added on 6/14/2023 9:53:14 PM by danhainey@cm3inc.com

ISSUE-892

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-56-Classroom 10

Hot water piping shows evidence of glycol leaks. : Repair hot water piping.

Status Open
Entered 6/14/2023 9:53:59 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Pipes.v2.jpg; Added on 6/14/2023 9:53:59 PM by danhainey@cm3inc.com

ISSUE-893

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-56-Classroom 10

Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.

Status Open
Entered 6/14/2023 9:54:59 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Electrical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



Wiring.v2.jpg; Added on 6/14/2023 9:54:59 PM by danhainey@cm3inc.com

FCU-57-Kindergarten 21

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Association	Out of Scope				

FCU-57-KINDERGARTEN 21 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	F	F	F	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	80	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com
Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM
Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

ISSUE-883

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-57-Kindergarten 21

Hot water valve actuator is no longer connected to the valve body. : Recommend actuator and valve be replaced.

Status Open
Entered 6/14/2023 9:22:13 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM

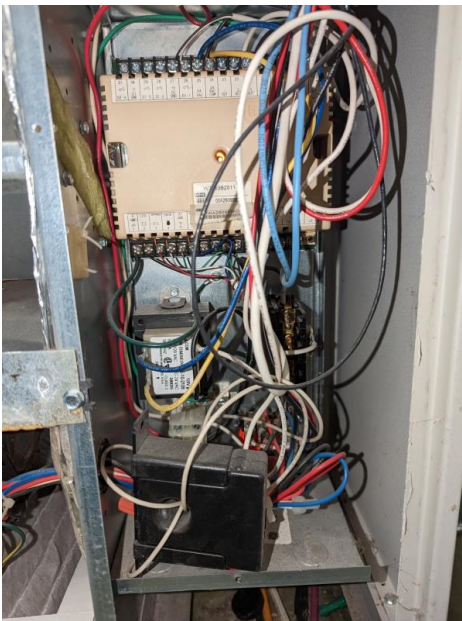


49801073_PXL_20230615_011551585.v2.jpg; Added on 6/14/2023 9:25:49 PM by dmychaluk@cm3inc.com

ISSUE-885
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-57-Kindergarten 21

Unit is not engaging when set point is raised and occupancy is overridden. Appears to be a safety within the controller if the fan is not showing status after several attempts to enable it no longer enables the fan. The fan is manually turned off from the thermostat, most likely because it was set to run continuous instead of auto. : Recommend placing the supply fan to auto mode. Also recommend adding a 24V switch to cut panel power instead of just the fan to prevent this issue from occurring in the future.

Status Open
Entered 6/14/2023 9:24:01 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



06646522_PXL_20230615_011254573.v2.jpg; Added on 6/14/2023 9:26:06 PM by dmychaluk@cm3inc.com



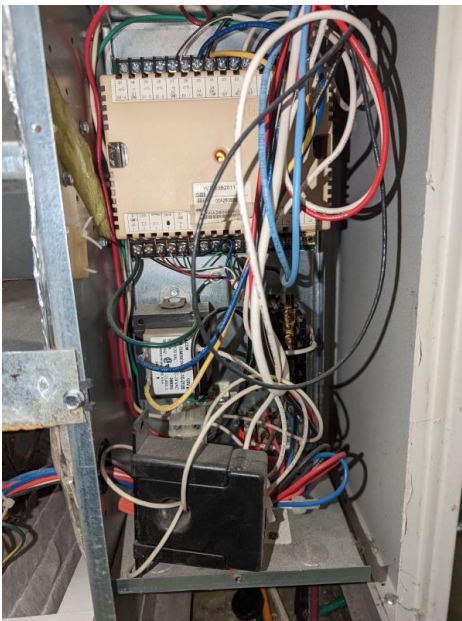
18354848_16867923723847632222118479027556.jpg; Added on 6/14/2023 9:26:18 PM by dmychaluk@cm3inc.com

ISSUE-886

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-57-Kindergarten 21

Transformer making a humming noise and should be replaced. : Recommend replacement of transformer.

Status Open
Entered 6/14/2023 9:25:11 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



32195813_PXL_20230615_011254573.v2.jpg; Added on 6/14/2023 9:26:32 PM by dmychaluk@cm3inc.com

ISSUE-887

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-57-Kindergarten 21

Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.

Status Open
Entered 6/14/2023 9:27:19 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



37622196_PXL_20230615_011539580.v2.jpg; Added on 6/14/2023 9:27:37 PM by dmychaluk@cm3inc.com



ISSUE-926

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-57-Kindergarten 21

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 7:44:31 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-58-Kindergarten 23

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Science classroom 23				

FCU-58-KINDERGARTEN 23 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	71.5	71.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functional after power cycle
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

ISSUE-902

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-58-Kindergarten 23

Filters are clogged and compacted. : Recommend replacement of filters and cleaning the coil.

Status Open
Entered 6/15/2023 5:37:17 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



PXL_20230615_213459761.v2.jpg; Added on 6/15/2023 5:37:17 PM by dmychaluk@cm3inc.com



PXL_20230615_213507160.v2.jpg; Added on 6/15/2023 5:37:18 PM by dmychaluk@cm3inc.com

ISSUE-903

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-58-Kindergarten 23

Corrosion and buildup found on bleed cap and valve unions. : Recommend correction of small leak and removal of corrosion.

Status Open
Entered 6/15/2023 5:39:15 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



PXL_20230615_213541317.v2.jpg; Added on 6/15/2023 5:39:15 PM by dmychaluk@cm3inc.com



PXL_20230615_213536764.v2.jpg; Added on 6/15/2023 5:39:16 PM by dmychaluk@cm3inc.com



ISSUE-925
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-58-Kindergarten 23

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 7:44:16 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-59-Classroom 22x

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

Complete

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Classroom 22				
Association	Labeled Kindergarten 24 in the BAS				

FCU-59-CLASSROOM 22X WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM



FCU-59-Kindergarten 22C

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2 Pipe	Manufacturer		Enviro Tec	-
Area Served	Classroom 22	Model		HLP-60	-
Association	Labeled Kindergarten 24 in the BAS				

FCU-59-KINDERGARTEN 22C WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend testing once the BAS front end upgrade is complete
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

FCU-59-KINDERGARTEN 22C ISSUES

ISSUE-898

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-59-Kindergarten 22C

Third fan coil in this classroom it does not appear on the BAS and does not respond to the room thermostat. access to the unit is not possible due to a large filing cabinet and other items. Unit will be integrated into Niagara during the BAS upgrade which is currently occurring. : Recommend the unit be functionally tested post BAS upgrade.

Status Open
Entered 6/15/2023 5:02:05 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



11739086_PXL_20230615_205223066.v2.jpg; Added on 6/15/2023 5:04:11 PM by dmychaluk@cm3inc.com

ISSUE-899

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-59-Kindergarten 22C

Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.

Status Open
Entered 6/15/2023 5:03:10 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



31652026_PXL_20230615_205203188.v2.jpg; Added on 6/15/2023 5:04:31 PM by dmychaluk@cm3inc.com



32245752_PXL_20230615_205223066.v2.jpg; Added on 6/15/2023 5:04:32 PM by dmychaluk@cm3inc.com

FCU-5-Library Right

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 Pipe			Enviro Tec	-
Area Served	Library right			CDHM-10	-
Location	Library right				

FCU-5-LIBRARY RIGHT WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	70.4	71.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	F	P	P	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	71.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com
 Created by dmychaluk@cm3inc.com on 5/16/2023 10:04:08 AM
 Marked complete by dmychaluk@cm3inc.com on 7/5/2023 12:53:22 PM

FCU-5-LIBRARY RIGHT ISSUES

ISSUE-381

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-5-Library Right

Chilled water valve is passing water. Recommend troubleshooting controller and actuator.

Status Open
Entered 5/16/2023 10:27:11 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



44556183_PXL_20230615_004301577.v2.jpg; Added on 6/14/2023 8:43:44 PM by dmychaluk@cm3inc.com

ISSUE-877

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-5-Library Right

Filters are badly compacted and require replacement. Both cooling and heating coils require cleaning as well. : Recommend replacement of filters, cleaning both heating and cooling coils and increasing PM frequency.

Status Open
Entered 6/14/2023 8:41:03 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



08742742_16867898346162593686550240801267.v2.jpg;
Added on 6/14/2023 8:44:08 PM by dmychaluk@cm3inc.com



52807487_PXL_20230615_003530955.v2.jpg; Added on
6/14/2023 8:44:52 PM by dmychaluk@cm3inc.com



53495833_PXL_20230615_003528418.v2.jpg; Added on
6/14/2023 8:44:53 PM by dmychaluk@cm3inc.com

ISSUE-878

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-5-Library Right

Condensate tray is not pitched properly allowing water to pool and rust on the front of the tray. The overflow tray is badly rusted and failing.: Recommend replacing or remediating rusted components and adjusting tray pitch if possible.

Status Open
Entered 6/14/2023 8:41:21 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



29450023_PXL_20230615_003539188.v2.jpg; Added on 6/14/2023 8:44:29 PM by dmychaluk@cm3inc.com



30081716_PXL_20230615_003530955.v2.jpg; Added on 6/14/2023 8:44:30 PM by dmychaluk@cm3inc.com



30659824_PXL_20230615_003534386.v2.jpg; Added on 6/14/2023 8:44:30 PM by dmychaluk@cm3inc.com

ISSUE-879

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-5-Library Right

Bleed/vent caps are showing signs of slow leakage and corrosion. : Recommend correcting leak/corrosion by replacing seal or other failed components.

Status Open
Entered 6/14/2023 8:41:39 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



09897144_PXL_20230615_003602681.v2.jpg; Added on 6/14/2023 8:45:09 PM by dmychaluk@cm3inc.com



12305063_16867899639551591729473652860506.v2.jpg; Added on 6/14/2023 8:46:12 PM by dmychaluk@cm3inc.com



FCU-60-Kindergarten 22A

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Kindergarten 22 Center				

FCU-60-KINDERGARTEN 22A WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.6	75.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FCU 22A and 22B share a thermostat
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Controller issues unable to properly test
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	80	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:36 PM



FCU-60-KINDERGARTEN 22A ISSUES

ISSUE-889

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-60-Kindergarten 22A

Unit 22 A and 22B are not engaging when set point is raised and occupancy is overridden. Appears to be a safety within the controller if the fan is not showing status after several attempts to enable it no longer enables the fan. The fan is manually turned off from the thermostat, most likely because it was set to run continuous instead of auto. : Recommend placing the supply fan to auto mode. Also recommend adding a 24V switch to cut panel power instead of just the fan to prevent this issue from occurring in the future.

Status Open
Entered 6/14/2023 9:51:23 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



ISSUE-904
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-60-Kindergarten 22A

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 5:41:46 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-61-Kindergarten 22B

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Kindergarten 22 Right				

FCU-61-KINDERGARTEN 22B WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	75.6	75.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See issue 930.
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Actuator removed from valve body
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	80	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

FCU-61-KINDERGARTEN 22B ISSUES

ISSUE-900

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-61-Kindergarten 22B

Debris and dirt collecting in the unit. The coil is dirty and should be cleaned : Recommend cleaning the coil and removing debris and trash within the unit.

Status Open
Entered 6/15/2023 5:05:50 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



30584008_PXL_20230615_204626755.v2.jpg; Added on 6/15/2023 5:06:30 PM by dmychaluk@cm3inc.com



ISSUE-901
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-61-Kindergarten 22B

Hot water valve actuator has been removed from the valve body. : Recommend replacement of the valve and actuator.

Status Open
Entered 6/15/2023 5:11:38 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



ISSUE-905
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-61-Kindergarten 22B

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 5:41:55 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-62-Kindergarten 31

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Association	Out of Scope				

FCU-62-KINDERGARTEN 31 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	71.8	72.1	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

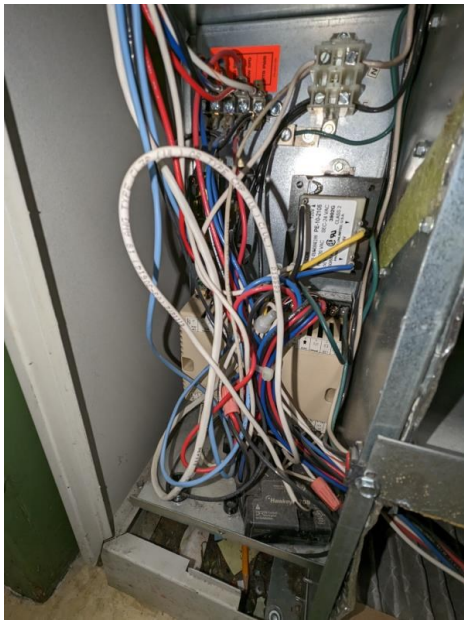
Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

ISSUE-921

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-62-Kindergarten 31

Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat. unit most likely requires a power cycle however the breaker panel could not be located. Unit was cycled by removing 24V at the transformer: Recommend placing the supply fan to auto mode and a 24V switch wired to the unit which will prevent this issue from occurring in the future.

Status Open
Entered 6/15/2023 7:39:43 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



36749825_PXL_20230615_233348550.v2.jpg; Added on 6/15/2023 7:47:36 PM by dmychaluk@cm3inc.com



47372828_PXL_20230615_232734717.v2.jpg; Added on 6/15/2023 7:47:47 PM by dmychaluk@cm3inc.com

ISSUE-922

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-62-Kindergarten 31

Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.

Status Open
Entered 6/15/2023 7:40:02 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



57510983_PXL_20230615_233344089.v2.jpg; Added on 6/15/2023 7:46:57 PM by dmychaluk@cm3inc.com

ISSUE-923

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-62-Kindergarten 31

Debris and dirt collecting in the unit. : Recommend cleaning and removing debris and trash within the unit.

Status Open
Entered 6/15/2023 7:40:21 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



16014032_PXL_20230615_233513334.v2.jpg; Added on 6/15/2023 7:47:16 PM by dmychaluk@cm3inc.com



16951854_PXL_20230615_233340704.v2.jpg; Added on 6/15/2023 7:47:16 PM by dmychaluk@cm3inc.com

ISSUE-924
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-62-Kindergarten 31

Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.

Status Open
Entered 6/15/2023 7:40:41 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



39046251_PXL_20230615_233513334.v2.jpg; Added on 6/15/2023 7:46:39 PM by dmychaluk@cm3inc.com



ISSUE-930
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-62-Kindergarten 31

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 7:45:19 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-63-Kindergarten 33

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe	Manufacturer	Envirotec		-
Area Served	Classroom 33	Model	FCU-5/ VFE		-

FCU-63-KINDERGARTEN 33 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	71.7	72.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unable to test due to controller being in alarm from too many failed starts
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/15/2023 6:44:07 PM

Marked complete by dmychaluk@cm3inc.com on 6/15/2023 6:44:07 PM

FCU-63-KINDERGARTEN 33 ISSUES

ISSUE-912

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-63-Kindergarten 33

Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat. unit most likely requires a power cycle however the breaker panel could not be located. : Recommend troubleshooting controller once the device is power cycled and running. The supply fan should be placed to auto mode and a 24V switch should be wired to the unit thermostat to prevent this issue from occurring in the future.

Status Open
Entered 6/15/2023 6:36:19 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respond Status Open
Due Date 6/22/2023 12:00:00 AM



12002406_16868687979125764898401153627040.jpg; Added on 6/15/2023 6:40:12 PM by dmychaluk@cm3inc.com



27174034_16868688173065810172284472445847.v2.jpg; Added on 6/15/2023 6:40:27 PM by dmychaluk@cm3inc.com



ISSUE-913
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-63-Kindergarten 33

Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.

Status Open
Entered 6/15/2023 6:37:42 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM

ISSUE-914

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-63-Kindergarten 33

Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.

Status Open
Entered 6/15/2023 6:38:05 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



13327424_PXL_20230615_223908397.v2.jpg; Added on 6/15/2023 6:41:13 PM by dmychaluk@cm3inc.com



ISSUE-929
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-63-Kindergarten 33

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 7:45:07 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-64-Kindergarten 32

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

	Design	Proposed	Final	Units
Description	2-pipe			
FCU-64-KINDERGARTEN 32 WORK				

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	73.6	73	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	Unable to test due to controller being in alarm from too many failed starts
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----
----	Occupancy	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	✓	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	56	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

ISSUE-907

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-64-Kindergarten 32

Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat. unit most likely requires a power cycle however the breaker panel could not be located. : Recommend troubleshooting controller once the device is power cycled and running. The supply fan should be placed to auto mode and a 24V switch should be wired to the unit thermostat to prevent this issue from occurring in the future.

Status Open

Entered 6/15/2023 5:58:29 PM

Entered By dmychaluk@cm3inc.com

Priority Automation

Category Automation

Assigned To dmychaluk@cm3inc.com

Respondent Status Open

Due Date 6/22/2023 12:00:00 AM



26359077_PXL_20230615_221704190.v2.jpg; Added on 6/15/2023 6:26:26 PM by dmychaluk@cm3inc.com

ISSUE-909
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-64-Kindergarten 32

Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.

Status Open
Entered 6/15/2023 6:24:04 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



43653461_PXL_20230615_221833976.v2.jpg; Added on 6/15/2023 6:26:43 PM by dmychaluk@cm3inc.com



44294136_PXL_20230615_221839893.v2.jpg; Added on 6/15/2023 6:26:44 PM by dmychaluk@cm3inc.com

ISSUE-910

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-64-Kindergarten 32

Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters.

Status Open
Entered 6/15/2023 6:25:02 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



01474917_PXL_20230615_221724843.v2.jpg; Added on 6/15/2023 6:27:01 PM by dmychaluk@cm3inc.com

ISSUE-911

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-64-Kindergarten 32

Debris and dirt collecting in the unit. The coil is dirty and should be cleaned : Recommend cleaning the coil and removing debris and trash within the unit.

Status Open
Entered 6/15/2023 6:25:25 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



17663876_PXL_20230615_221704190.v2.jpg; Added on 6/15/2023 6:27:17 PM by dmychaluk@cm3inc.com



ISSUE-928

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-64-Kindergarten 32

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 7:44:54 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-65-Kindergarten 30

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe	Manufacturer	Envirotec		-
Area Served	Classroom 30	Model	FCU-5/ VFE		-

FCU-65-KINDERGARTEN 30 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O		AO			BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
			#	BO	0%	50%	100%							
----	Zone Temperature	AI	----	----	----	----	----	----	72.2	73	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	56	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/15/2023 6:50:54 PM

Marked complete by dmychaluk@cm3inc.com on 6/15/2023 6:50:54 PM



FCU-65-KINDERGARTEN 30 ISSUES

ISSUE-917

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-65-Kindergarten 30

Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat. unit most likely requires a power cycle however the breaker panel could not be located. Unit was cycled by removing 24V at the transformer: Recommend placing the supply fan to auto mode and a 24V switch wired to the unit which will prevent this issue from occurring in the future.

Status Open
Entered 6/15/2023 7:02:39 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



ISSUE-918
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-65-Kindergarten 30

Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.

Status Open
Entered 6/15/2023 7:02:59 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



ISSUE-919
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-65-Kindergarten 30

Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.

Status Open
Entered 6/15/2023 7:03:16 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



ISSUE-920
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-65-Kindergarten 30

Debris and dirt collecting in the unit. : Recommend cleaning and removing debris and trash within the unit.

Status Open
Entered 6/15/2023 7:17:52 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



ISSUE-927
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-65-Kindergarten 30

Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter

Status Open
Entered 6/15/2023 7:44:42 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



FCU-66-Resource Room 300

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	2-pipe				
Area Served	Resource Room 300				
Location	Resource Room 300				

FCU-66-RESOURCE ROOM 300 WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	Bl	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	76.6	78.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	F	F	F	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	Bl	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	70	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 4:39:37 PM

ISSUE-860

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-66-Resource Room 300

Hot water valve actuator broken from valve body. : Recommend replacement of valve and actuator.

Status Open
Entered 6/14/2023 6:06:05 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



38885064_PXL_20230614_221030208.v2.jpg; Added on 6/14/2023 6:14:38 PM by dmychaluk@cm3inc.com



39431950_PXL_20230614_221021876.v2.jpg; Added on 6/14/2023 6:14:39 PM by dmychaluk@cm3inc.com

ISSUE-861
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-66-Resource Room 300

Corrosion noted on hot water bleed valve. : Troubleshoot and repair leak.

Status Open
Entered 6/14/2023 6:11:59 PM
Entered By danhainey@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/21/2023 12:00:00 AM



10181300_PXL_20230614_220950822.v2.jpg; Added on 6/14/2023 6:14:10 PM by dmychaluk@cm3inc.com

FCU-6-Library Left

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 Pipe			Enviro Tec	-
Area Served	Library Left			HLP-40	-
Location	Library Left				

FCU-6-LIBRARY LEFT WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	70.4	71.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com
 Created by dmychaluk@cm3inc.com on 5/16/2023 10:04:08 AM
 Marked complete by dmychaluk@cm3inc.com on 7/5/2023 12:53:11 PM

FCU-6-LIBRARY LEFT ISSUES

ISSUE-873

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-6-Library Left

Condensate tray is not pitched properly allowing water to pool and rust on the front of he tray. The overflow tray is badly rusted and failing.: Recommend replacing or remediating rusted components and adjusting tray pitch if possible.

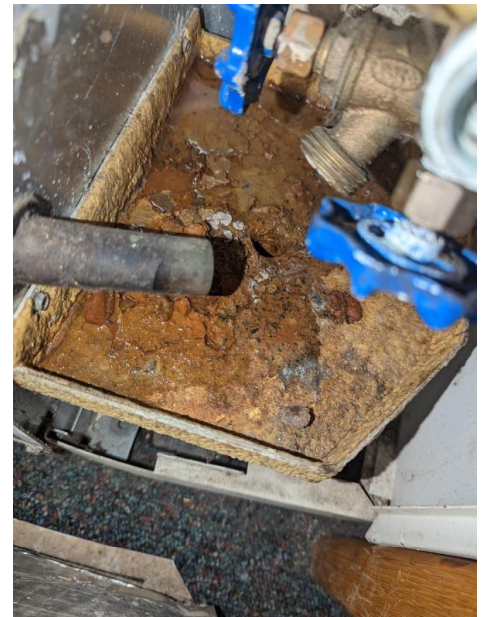
Status Open
Entered 6/14/2023 8:25:50 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



24154361_PXL_20230615_001910248.v2.jpg; Added on 6/14/2023 8:28:24 PM by dmychaluk@cm3inc.com



24763794_PXL_20230615_001905650.v2.jpg; Added on 6/14/2023 8:28:24 PM by dmychaluk@cm3inc.com



25357549_PXL_20230615_001952336.v2.jpg; Added on 6/14/2023 8:28:25 PM by dmychaluk@cm3inc.com

ISSUE-874

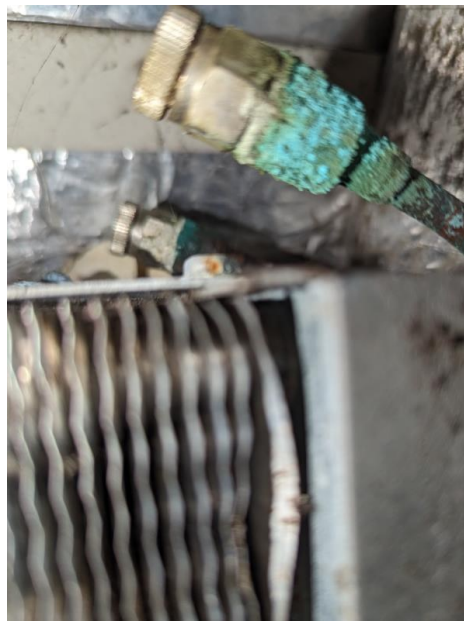
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-6-Library Left

Bleed/vent caps are showing signs of slow leakage and corrosion. : Recommend correcting leak/corrosion by replacing seal or other failed components.

Status Open
Entered 6/14/2023 8:26:42 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



39393375_PXL_20230615_002041878.v2.jpg; Added on 6/14/2023 8:28:39 PM by dmychaluk@cm3inc.com



39971513_PXL_20230615_002034325.v2.jpg; Added on 6/14/2023 8:28:39 PM by dmychaluk@cm3inc.com

ISSUE-876
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-6-Library Left

Filters are badly compacted and require replacement. Both cooling and heating coils require cleaning as well. : Recommend replacement of filters, cleaning both heating and cooling coils and increasing PM frequency.

Status Open
Entered 6/14/2023 8:27:28 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



56540660_PXL_20230615_001915704.v2.jpg; Added on 6/14/2023 8:28:56 PM by dmychaluk@cm3inc.com



57181296_PXL_20230615_001923270.v2.jpg; Added on 6/14/2023 8:28:57 PM by dmychaluk@cm3inc.com



FCU-7-Computer Room

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 Pipe	Manufacturer		Enviro Tec	-
		Model		HLP-40	-

FCU-7-COMPUTER ROOM WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	72.4	71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Controller not responding to any overrides due to a failed condensate switch
----	Hot Water Valve	AO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	Bad	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	72.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/15/2023 1:36:14 PM

Marked complete by dmychaluk@cm3inc.com on 7/5/2023 12:53:02 PM



FCU-7-COMPUTER ROOM ISSUES

ISSUE-373

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-7-Computer Room

Unit not responding to occupancy command. Unit will be integrated into the new BAS. :
Recommend correcting programming inside the Excel-10 controller.

Status Open
Entered 5/15/2023 2:42:32 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/22/2023 12:00:00 AM



FCU-8-Chroal

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 Pipe	Manufacturer		Enviro Tec	-
		Model		HLP-40	-

FCU-8-CHROAL WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Zone Temperature	AI	----	----	----	----	----	----	70.9	73.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	P	P	P	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Occupancy	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 10:24:51 AM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 10:52:00 AM

FCU-8-CHROAL ISSUES

ISSUE-380

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

Insulation around the chilled water valve needs to be replaced. : Recommend replacement of valve

Status Open
Entered 5/16/2023 10:24:31 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



05093384_16842473971323413230810903383954.v2.jpg;
Added on 5/16/2023 10:30:05 AM by dmychaluk@cm3inc.com



ISSUE-382
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

Coil is very impacted. Recommend cleaning coil.

Status Open
Entered 5/16/2023 10:29:21 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM

ISSUE-383
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

Filters are dirty. : Change air filters on a regular interval.

Status Open
Entered 5/16/2023 10:29:55 AM
Entered By mikeyoung@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



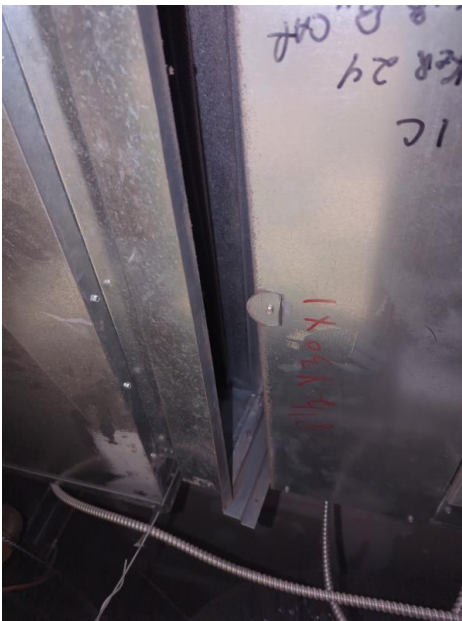
10177314_16842478740053744173018184441049.v2.jpg;
Added on 5/16/2023 10:39:10 AM by dmychaluk@cm3inc.com

ISSUE-384

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

Return duct is falling off of the unit. :recommend repairing duct.

Status Open
Entered 5/16/2023 10:34:19 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



50017406_16842479682264432986260521121106.v2.jpg;
Added on 5/16/2023 10:39:50 AM by dmychaluk@cm3inc.com

ISSUE-385
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

Zone sensor is reading 2 Deg F higher than actual. : Recommend correcting offset inside the controller or replacing the sensor.

Status Open
Entered 5/16/2023 10:42:46 AM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



16842481618261039187352776324852.v2.jpg; Added on 5/16/2023 10:42:47 AM by dmychaluk@cm3inc.com

ISSUE-386

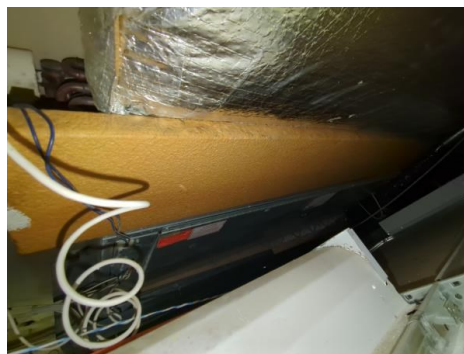
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

Condensate overflow very rusty. :recommend replacement.

Status Open
Entered 5/16/2023 10:44:15 AM
Entered By mikeyoung@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



51537689_PXL_20230516_142745053.v2.jpg; Added on 5/16/2023 10:44:51 AM by dmychaluk@cm3inc.com



06841844_16842482958554089692247467655900.v2.jpg; Added on 5/16/2023 10:45:06 AM by dmychaluk@cm3inc.com



ISSUE-387
Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-8-Chroal

50 ft of 8" round duct is not insulated. :Recommend insulating duct

Status Open
Entered 5/16/2023 10:47:58 AM
Entered By mikeyoung@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM

FCU-9-Library Office

Project / Swarthmore-Rutledge School / Fan Coil Units

FCU

In Progress

		Design	Proposed	Final	Units
Description	4 pipe	Manufacturer		Enviro Tec	-
Location Description	Both offices in Library	Model		HLP-60	-

FCU-9-LIBRARY OFFICE WORK

Functional Checklist

Fan Coil Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO			BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
					0%	50%	100%							
----	Zone Temperature	AI	----	----	----	----	----	----	70.3	70.9	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Chilled Water Valve	AI	----	----	F	F	F	----	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Hot Water Valve	AO	----	----	F	F	F	----	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Supply Fan Sts	BI	----	----	----	----	----	F	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Supply Fan Cmd	BO	----	F	----	----	----	----	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Occupancy	BO	----	F	----	----	----	----	----	----	<input type="checkbox"/>	✓	<input type="checkbox"/>	----
----	Zone Setpoint	Stpt	----	----	----	----	----	----	----	55	<input type="checkbox"/>	✓	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com
 Created by danhainey@cm3inc.com on 6/14/2023 9:00:42 PM
 Marked complete by danhainey@cm3inc.com on 6/14/2023 9:06:05 PM

ISSUE-880

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-9-Library Office

Unit found non-functional. BAS graphic indicates active condensate overflow. Pan has standing water, the alarm will not clear when switch was opened. : recommend checking the controller and wiring, replace overflow switch and confirm functional operation.

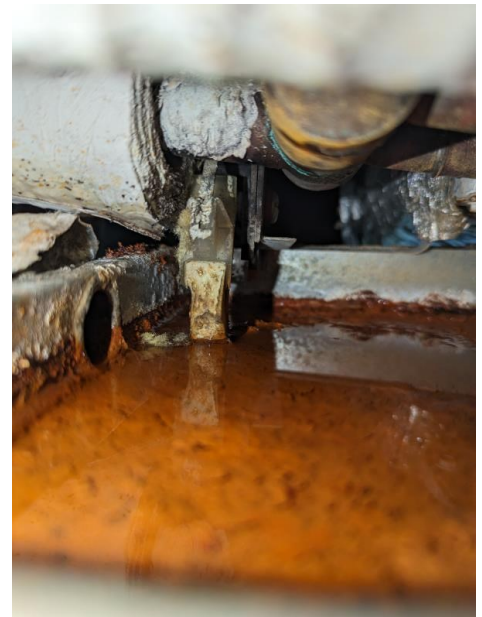
Status Open
Entered 6/14/2023 8:59:00 PM
Entered By danhailey@cm3inc.com
Priority Automation
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM

Control Parameters	
Cond Overflow	On
Sts Mode	Heat
Occ Sched	Unoccu

Condensate.PNG; Added on 6/14/2023 8:59:00 PM by danhailey@cm3inc.com



06124996_PXL_20230615_005347125.v2.jpg; Added on 6/14/2023 9:02:06 PM by dmychaluk@cm3inc.com



06718756_PXL_20230615_005434137.v2.jpg; Added on 6/14/2023 9:02:06 PM by dmychaluk@cm3inc.com

ISSUE-881

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-9-Library Office

Filter is badly compacted and requires replacement. Coil is most likely compacted and dirty. : Recommend maintenance and increasing PM frequency.

Status Open
Entered 6/14/2023 9:00:13 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



PXL_20230615_005700305.v2.jpg; Added on 6/14/2023 9:00:14 PM by dmychaluk@cm3inc.com



PXL_20230615_005127045.v2.jpg; Added on 6/14/2023 9:00:14 PM by dmychaluk@cm3inc.com

ISSUE-882

Project / Swarthmore-Rutledge School / Fan Coil Units / FCU-9-Library Office

Condensate pan rusted with standing water. : Recommend replacement of pan and pitching properly.

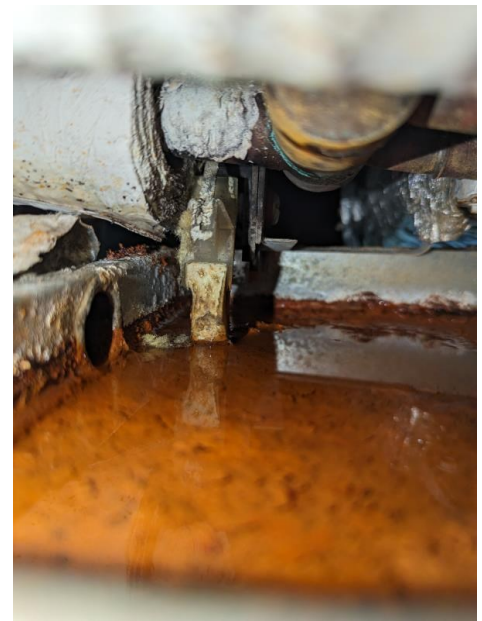
Status Open
Entered 6/14/2023 9:01:36 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/22/2023 12:00:00 AM



PXL_20230615_005336947.v2.jpg; Added on 6/14/2023 9:01:37 PM by dmychaluk@cm3inc.com



PXL_20230615_005347125.v2.jpg; Added on 6/14/2023 9:01:38 PM by dmychaluk@cm3inc.com



PXL_20230615_005434137.v2.jpg; Added on 6/14/2023 9:01:38 PM by dmychaluk@cm3inc.com

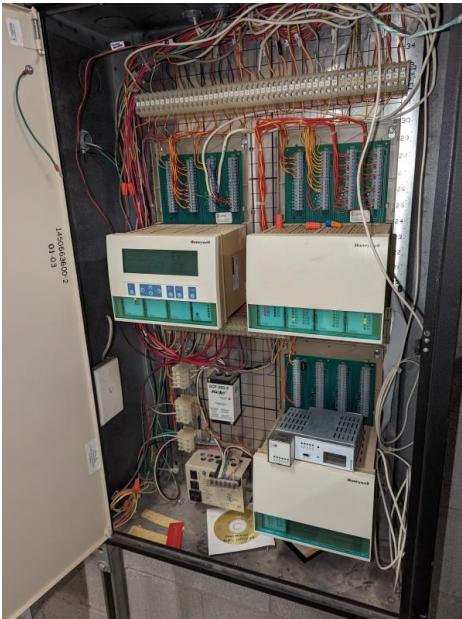
Controls

Project / Swarthmore-Rutledge School / Hot Water Plant

Heating Water System

In Progress

Design	Proposed	Final	Units
--------	----------	-------	-------



43507639_PXL_20230617_005442608.v2.jpg; Added on 6/16/2023 9:29:43 PM by dmychaluk@cm3inc.com

CONTROLS WORK

Functional Checklist

Boiler Plant Functional Checklist

Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	OA Temp	AI	----	----	----	----	----	----	65.0	70	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	OA Humidity	AI	----	----	----	----	----	----	80.5	56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
----	Buidling HWS Temp	AI	----	----	----	----	----	----	75.2	73.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Buidling HWR Temp	AI	----	----	----	----	----	----	75.6	75.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 1 Return temp	AI	----	----	----	----	----	----	75.1	76.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 2 Return temp	AI	----	----	----	----	----	----	75.8	76.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Functional Checklist And Issues Log



Controller	Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	Pass	Fail	NA	Comments
----	Boiler 1 Supply temp	AI	----	----	----	----	----	----	75.9	77.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 2 Supply temp	AI	----	----	----	----	----	----	75.9	77.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWP-1 Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWP-2 Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWCP-1 Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWCP-2 Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 1 Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 2 Sts	BI	----	----	----	----	----	P	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 1 Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	Boiler 2 Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWP-1 Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWP-2 Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWCP-1 Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWCP-2 Cmd	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	HWS Enable	BO	----	P	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	OA Enable Lockout	Stpt	----	----	----	----	----	----	----	60	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/16/2023 9:07:59 PM

Marked complete by dmychaluk@cm3inc.com on 7/5/2023 12:43:02 PM



CONTROLS ISSUES

ISSUE-953

Project / Swarthmore-Rutledge School / Hot Water Plant / Controls

Outside air temperature sensor inaccurate. : Calibrate or replace outside air temperature sensor.

Status Open
Entered 6/16/2023 9:34:05 PM
Entered By danhailey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



ISSUE-954
Project / Swarthmore-Rutledge School / Hot Water Plant / Controls

Outside air humidity sensor inaccurate. : Calibrate or replace outside air humidity sensor.

Status Open
Entered 6/16/2023 9:34:56 PM
Entered By danhainey@cm3inc.com
Priority Automation
Category Controls Calibration
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM

UH-2

Project / Swarthmore-Rutledge School / Unit Heaters

Unit Heater

In Progress

		Design	Proposed	Final	Units
Area Served	Gym Storage			Sterling	-
		Manufacturer			
		Model		HS-108	-

UH-2 ISSUES

ISSUE-951

Project / Swarthmore-Rutledge School / Unit Heaters / UH-2

Unit has no control valve and has no thermostat. Unit is enabled by a local switch.

Status Open
Entered 6/16/2023 8:32:06 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



PXL_20230617_002752104.v2.jpg; Added on 6/16/2023 8:32:07 PM by dmychaluk@cm3inc.com



PXL_20230617_002637013.v2.jpg; Added on 6/16/2023 8:32:08 PM by dmychaluk@cm3inc.com



PXL_20230617_002705923.v2.jpg; Added on 6/16/2023 8:32:08 PM by dmychaluk@cm3inc.com





ISSUE-952

Project / Swarthmore-Rutledge School / Unit Heaters / UH-2

Approximately 12' of 1/2" hot water piping is exposed and needs insulation. : Recommend insulating piping.

Status Open
Entered 6/16/2023 8:33:20 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/24/2023 12:00:00 AM



EP-10

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

			Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung			-
Area Served	Classroom 207					
Association	CU #4					

EP-10 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.5	75	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	EP-10 and 11 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 6:28:03 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 6:28:03 PM

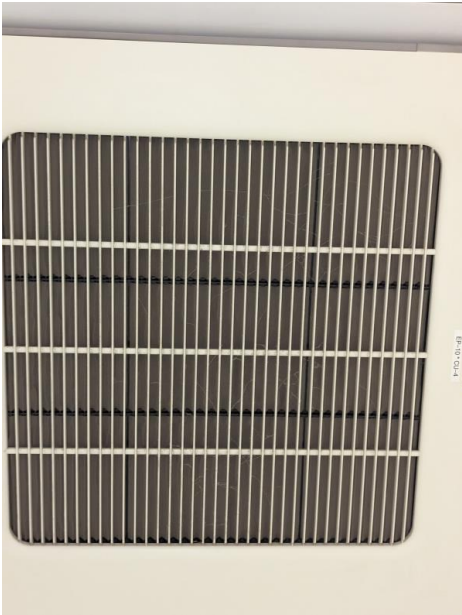
EP-10 ISSUES

ISSUE-760

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-10

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 6:43:59 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



34943871_PXL_20230612_222904497.v2.jpg; Added on 6/12/2023 6:50:34 PM by dmychaluk@cm3inc.com

ISSUE-761
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-10

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 6:49:28 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



01341599_PXL_20230612_224837497.v2.jpg; Added on 6/12/2023 6:51:01 PM by dmychaluk@cm3inc.com



EP-11

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 207				
Association	CU #4				

EP-11 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.5	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-10 and 11 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 6:31:22 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 6:31:22 PM

EP-11 ISSUES

ISSUE-759

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-11

Units filter was installed upside down and was badly clogged. I was unable to properly close the unit so the filter was dusted off and installed properly. : Recommend increasing PM schedule for these reusable filters this is impacting unit performance and runtime.

Status Open
Entered 6/12/2023 6:43:33 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



57554301_PXL_20230612_223917181.v2.jpg; Added on 6/12/2023 6:53:57 PM by dmychaluk@cm3inc.com



58319074_PXL_20230612_223334863.v2.jpg; Added on 6/12/2023 6:53:58 PM by dmychaluk@cm3inc.com

ISSUE-762
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-11

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 6:49:43 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



14691798_PXL_20230612_224653160.v2.jpg; Added on
6/12/2023 6:54:14 PM by dmychaluk@cm3inc.com



EP-15

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

Complete

			Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung			-
Area Served	Classroom 201					
Association	CU #8					

EP-15 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	69.7	70	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 4:55:54 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 5:20:40 PM



EP-18

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 203				
Association	CU #7				

EP-18 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.6	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	69	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 5:25:53 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 5:25:53 PM

EP-18 ISSUES

ISSUE-747

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-18

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 5:43:41 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



05849489_PXL_20230612_213934165.v2.jpg; Added on 6/12/2023 5:45:05 PM by dmychaluk@cm3inc.com

ISSUE-755
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-18

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufacturers recommendations.

Status Open
Entered 6/12/2023 6:13:49 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



38503146_PXL_20230612_220807490.v2.jpg; Added on 6/12/2023 6:15:38 PM by dmychaluk@cm3inc.com



EP-19

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 203				
Association	CU #7				

EP-19 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.6	75	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	EP-18 and 19 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	69	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	✓	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 5:33:29 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 5:33:29 PM

EP-19 ISSUES

ISSUE-748

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-19

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 5:43:48 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



54160610_PXL_20230612_213922888.v2.jpg; Added on 6/12/2023 5:45:54 PM by dmychaluk@cm3inc.com

ISSUE-756
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-19

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufacturers recommendations.

Status Open
Entered 6/12/2023 6:14:00 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



03253336_PXL_20230612_220732567.v2.jpg; Added on 6/12/2023 6:16:03 PM by dmychaluk@cm3inc.com



EP-2

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

			Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung			-
Area Served	Classroom 212					
Association	CU #4					

EP-2 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.1	74	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-2 and 3 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	73	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 8:07:46 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 8:07:46 PM

EP-2 ISSUES

ISSUE-774

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-2

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 8:09:44 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



38844764_16866150828561306350987359075868.v2.jpg;
Added on 6/12/2023 8:11:38 PM by dmychaluk@cm3inc.com



EP-21

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 205				
Association	CU #7				

EP-21 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	72.2	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-21 and 22 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 5:55:32 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 5:55:32 PM

EP-21 ISSUES

ISSUE-750

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-21

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 5:44:00 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



24999318_PXL_20230612_214035695.v2.jpg; Added on 6/12/2023 5:46:25 PM by dmychaluk@cm3inc.com

ISSUE-751
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-21

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 6:04:49 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



40824513_PXL_20230612_215129261.v2.jpg; Added on 6/12/2023 6:06:40 PM by dmychaluk@cm3inc.com



41527858_PXL_20230612_215118928.v2.jpg; Added on 6/12/2023 6:06:41 PM by dmychaluk@cm3inc.com

ISSUE-758

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-21

Unit only discharging 62.1 Deg F in cooling mode. EP 22 which serves the same space and is fed by the same CU is discharging 57 Deg F. : Recommend troubleshooting cooling issues after standard maintenance has been performed.

Status Open
Entered 6/12/2023 6:22:49 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



40593552_16866085933575089808865429982797.v2.jpg;
Added on 6/12/2023 6:24:40 PM by dmychaluk@cm3inc.com



EP-22

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 205				
Association	CU #7				

EP-22 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	72.2	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-21 and 22 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 5:41:16 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 5:41:16 PM

EP-22 ISSUES

ISSUE-749

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-22

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 5:43:54 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



21805778_PXL_20230612_214027387.v2.jpg; Added on 6/12/2023 5:47:21 PM by dmychaluk@cm3inc.com

ISSUE-752
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-22

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 6:05:54 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



14097167_PXL_20230612_220532035.v2.jpg; Added on 6/12/2023 6:06:14 PM by dmychaluk@cm3inc.com



EP-29

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

			Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung			-
Area Served	Classroom 308					
Association	CU #5					

EP-29 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	76	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 9:22:41 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 9:22:41 PM

EP-29 ISSUES

ISSUE-785

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-29

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 9:26:47 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



12557040_PXL_20230613_012427041.v2.jpg; Added on 6/12/2023 9:27:12 PM by dmychaluk@cm3inc.com

ISSUE-786
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-29

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 9:29:00 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



19388695_PXL_20230613_012759172.v2.jpg; Added on 6/12/2023 9:29:19 PM by dmychaluk@cm3inc.com

EP-3

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head				

EP-3 ISSUES

ISSUE-773

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-3

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 8:09:36 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



27844731_16866151385211955250622001449270.v2.jpg;
 Added on 6/12/2023 8:12:27 PM by dmychaluk@cm3inc.com

ISSUE-776
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-3

Diffuser closest to the window is not opening or moving in the up/down mode. :
Recommend troubleshooting VRF head and replacing failed components if possible.

Status Open
Entered 6/12/2023 8:17:02 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



PXL_20230613_001501842.v2.jpg; Added on 6/12/2023 8:17:03 PM by dmychaluk@cm3inc.com



EP-36

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 303				
Association	CU #10				

EP-36 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	76.6	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-36 and 37 share the same thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	66	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Set very low, recommend follow-up with faculty
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 9:33:03 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 9:33:03 PM

EP-36 ISSUES

ISSUE-787

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-36

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 9:41:55 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



11102559_16866205791556460209468889434923.v2.jpg;
Added on 6/12/2023 9:43:11 PM by dmychaluk@cm3inc.com



EP-37

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

								Design	Proposed	Final	Units	
Description		VRF Head										
EP-37 WORK												

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	76.6	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-36 and 37 share the same thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	66	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Set very low, recommend follow-up with faculty
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 9:35:44 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 9:35:44 PM

EP-37 ISSUES

ISSUE-788

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-37

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 9:42:07 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



40496482_16866206098602626289366556835674.v2.jpg;
Added on 6/12/2023 9:43:40 PM by dmychaluk@cm3inc.com



ISSUE-791
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-37

Unit is making a humming noise while running in cooling and for approximately 2-3 minutes after the unit is off. Appears to be coming from the condensate pump and continues to make the noise when set to the off command possible float/water switch failure. :
Recommend troubleshooting condensate pump and sensors to determine failure.

Status Open
Entered 6/12/2023 9:45:44 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



EP-38

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

Complete

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 304				
Association	CU #10				

EP-38 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	76.8	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	73	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 9:37:49 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 9:37:49 PM

EP-4

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	2nd Floor left corridor				
Association	CU #4				

EP-4 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.2	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 7:59:14 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 7:59:14 PM

EP-4 ISSUES

ISSUE-772
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-4

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 7:58:58 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



52853936_1686614620155757094318377090068.v2.jpg; Added on 6/12/2023 8:03:52 PM by dmychaluk@cm3inc.com



ISSUE-775

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-4

Unit is making a humming noise while running regardless of it is calling for cooling or fan only. Appears to be coming from the condensate pump and continues to make the noise when set to the off command possible float/water switch failure. : Recommend troubleshooting condensate pump and sensors to determine failure.

Status Open
Entered 6/12/2023 8:13:56 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



EP-42

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 309				
Association	CU #3				

EP-42 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	77.3	77	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 8:56:49 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 8:56:49 PM



EP-42 ISSUES

ISSUE-781

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-42

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 8:57:18 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



EP-47

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

Complete

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 318				
Association	CU #3				

EP-47 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	76.1	77	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-47 and 48 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 8:36:21 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 8:36:21 PM



EP-48

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

Complete

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 318				
Association	CU #3				

EP-48 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	76.1	77	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-47 and 48 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 8:42:46 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 8:42:46 PM



EP-49

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Rear corridor 3rd floor area A				
Location Description	Corridor closest to stairwell to auditorium				

EP-49 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	77.2	77	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 8:42:29 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 8:42:29 PM

EP-49 ISSUES

ISSUE-779

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-49

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 8:46:27 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



55587291_PXL_20230613_004920005.v2.jpg; Added on 6/12/2023 8:50:55 PM by dmychaluk@cm3inc.com



EP-5

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 209				
Association	CU #4				

EP-5 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	73.8	74	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-5 and 6 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 6:59:46 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 6:59:46 PM



EP-5 ISSUES

ISSUE-767

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-5

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 7:02:49 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM

ISSUE-769

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-5

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 7:41:28 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



17969429_PXL_20230612_234804477.v2.jpg; Added on 6/12/2023 7:52:17 PM by dmychaluk@cm3inc.com



18421132_PXL_20230612_234807724.v2.jpg; Added on 6/12/2023 7:52:18 PM by dmychaluk@cm3inc.com



EP-51

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Mitsubishi		-
Area Served	SMall classroom between 309 and 312				
Association	CU #2				

EP-51 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	77.7	77	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	87	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	F	----	----	----	----	----	----	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 9:12:28 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 9:12:28 PM

EP-51 ISSUES

ISSUE-784

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-51

Unit does not respond to occupancy command from the BAS, setpoints follow command however the fan stays on the speed it was last running on. Scheudle inside the thermostat has no control over fan speed either which may be a programming fix that can occur in the thermostat : Recommend investigation into additional integration or control points to completely disable the unit.

Status Open
Entered 6/12/2023 9:14:22 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



16088395_PXL_20230613_011444229.v2.jpg; Added on 6/12/2023 9:15:16 PM by dmychaluk@cm3inc.com

EP-52

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung	Samsung	-
Location	Art storage room				
Location Description	1st floor storage across from elevator equipment room				
Association	CU #15				

EP-52 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.4	74	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	70	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 4:47:59 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 4:47:59 PM

EP-52 ISSUES

ISSUE-803

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-52

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 4:51:32 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



54339095_PXL_20230613_204450401.v2.jpg; Added on 6/13/2023 5:05:54 PM by dmychaluk@cm3inc.com



EP-55

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 11				
Association	CU #15				

EP-55 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.2	74	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	68	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 5:08:10 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 5:08:10 PM

EP-55 ISSUES

ISSUE-807
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-55

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 5:11:37 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



19105855_16866907259122162619389157568771.v2.jpg;
Added on 6/13/2023 5:12:19 PM by dmychaluk@cm3inc.com

ISSUE-808

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-55

The classroom has one dehumidifier, a fan, and an air purifier along with the VRF unit. The room also has a larger sink with a slowly leaking faucet and a solids interceptor which should be maintained regularly but appears to have not been. The above issues are most likely contributing to humidity and odor issues within the classroom. : Recommend maintenance be performed on the center leaking faucet and the solids interceptor replacement of both devices may be required.

Status Open
Entered 6/13/2023 5:31:25 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Plumbing
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



27481922_PXL_20230613_213224423.v2.jpg; Added on 6/13/2023 5:38:27 PM by dmychaluk@cm3inc.com



28138189_PXL_20230613_213238258.v2.jpg; Added on 6/13/2023 5:38:28 PM by dmychaluk@cm3inc.com



28872601_PXL_20230613_213233785.v2.jpg; Added on 6/13/2023 5:38:28 PM by dmychaluk@cm3inc.com

ISSUE-812

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-55

Blade modulation only occurs for 5 minutes or so after unit startup then freezes in place. It begins modulating again after cycling through modulation mode. Control board appears to be failing and not controlling the unit properly. : Recommend performing any needed thermostat or firmware updates and troubleshooting with samsung factory support.

Status Open
Entered 6/13/2023 5:52:32 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



15358314_PXL_20230613_214948886.v2.jpg; Added on 6/13/2023 5:53:15 PM by dmychaluk@cm3inc.com



EP-56

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

			Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung			-
Area Served	Classroom 12					
Association	CU #15					

EP-56 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	73.1	73	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	73	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 5:55:28 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 5:55:28 PM

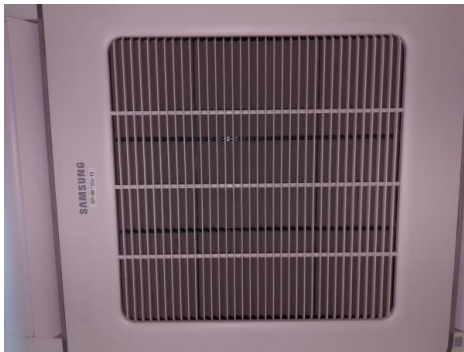
EP-56 ISSUES

ISSUE-813

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-56

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 5:57:02 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



36429591_16866936289663088700782981594571.v2.jpg;
Added on 6/13/2023 6:00:36 PM by dmychaluk@cm3inc.com

ISSUE-814

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-56

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/13/2023 5:57:50 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



17131779_PXL_20230613_215845369.v2.jpg; Added on 6/13/2023 6:00:17 PM by dmychaluk@cm3inc.com



EP-58

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung	Samsung	-
Location	2nd floor section B				
Location Description	Center corridor				
Association	CU-14				

EP-58 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	74.3	74	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	75	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 6:39:59 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 6:39:59 PM

EP-58 ISSUES

ISSUE-817

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-58

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 6:41:03 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



46665960_PXL_20230613_224113760.v2.jpg; Added on 6/13/2023 6:41:46 PM by dmychaluk@cm3inc.com



EP-59

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 21				
Association	CU #14				

EP-59 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	75.6	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat controls EP 59 and 60
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 7:00:40 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 7:00:40 PM



EP-59 ISSUES

ISSUE-824

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-59

Thermostat cover has been damaged and removed. : Recommend installing a new cover and placing a protective cover over the thermostat.

Status Open
Entered 6/13/2023 7:02:39 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



EP-6

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 209				
Association	CU #4				

EP-6 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	73.8	74	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-5 and 6 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/12/2023 7:00:39 PM

Marked complete by dmychaluk@cm3inc.com on 6/12/2023 7:00:39 PM



EP-6 ISSUES

ISSUE-766

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-6

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/12/2023 7:02:40 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM

ISSUE-770

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-6

Diffuser blades have a buildup of some type that should be cleaned and sanitized. :
Recommend cleaning and sanitizing blades per manufactures recommendations.

Status Open
Entered 6/12/2023 7:41:48 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



18573920_PXL_20230612_234004772.v2.jpg; Added on 6/12/2023 7:43:18 PM by dmychaluk@cm3inc.com



ISSUE-771
Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-6

Unit is making a humming noise while running regardless of it is calling for cooling or fan only. Appears to be coming from the condensate pump and continues to make the noise when set to the off command possible float/water switch failure. : Recommend troubleshooting condensate pump and sensors to determine failure.

Status Open
Entered 6/12/2023 7:46:02 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/19/2023 12:00:00 AM



EP-60

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 21				
Association	CU #14				

EP-60 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	75.6	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat controls EP 59 and 60
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 7:05:40 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 7:05:40 PM



EP-60 ISSUES

ISSUE-823

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-60

VRF no longer labeled, recommend adding a label to the filter access cover to assist in identifying the unit.

Status	Open
Entered	6/13/2023 7:01:30 PM
Entered By	dmychaluk@cm3inc.com
Priority	Mechanical
Category	Mechanical
Assigned To	dmychaluk@cm3inc.com
Respondent Status	Open
Due Date	6/20/2023 12:00:00 AM

EP-61

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

			Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung			-
Area Served	Classroom 22					
Association	Cu #14					

EP-61 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	75.9	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-61 and 62 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	65	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setpoint is very low for cooling, recommend review with faculty
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 6:45:41 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 6:45:41 PM

EP-61 ISSUES

ISSUE-818

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-61

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 6:46:07 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



16084286_PXL_20230613_225026287.v2.jpg; Added on 6/13/2023 6:51:16 PM by dmychaluk@cm3inc.com



EP-62

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Samsung		-
Area Served	Classroom 22				
Association	CU #14				

EP-62 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	75.9	76	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EP-61 and 62 share a thermostat
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	65	----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setpoint is very low for cooling, recommend review with faculty
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 6:53:13 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 6:53:13 PM

EP-62 ISSUES

ISSUE-819

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-62

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 6:46:21 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



47183555_PXL_20230613_225039708.v2.jpg; Added on 6/13/2023 6:51:47 PM by dmychaluk@cm3inc.com



EP-65

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Mitsubishi	Samsung	-
Location	Room 24				
Association	CU-16				

EP-65 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	Thermostat AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	----	----	----	----	----	----	----	73.5	73	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat batteries temporarily replaced to validate readings.
Cooling Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Effective Setpoint	----	----	----	----	----	----	----	----	72	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Fan Speed Command	----	----	----	P	P	P	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
On/Off Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Blade Command	----	----	P	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 6/13/2023 7:18:48 PM

Marked complete by dmychaluk@cm3inc.com on 6/13/2023 7:18:48 PM

EP-65 ISSUES

ISSUE-826

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-65

Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.

Status Open
Entered 6/13/2023 7:19:07 PM
Entered By dmychaluk@cm3inc.com
Priority IAQ
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



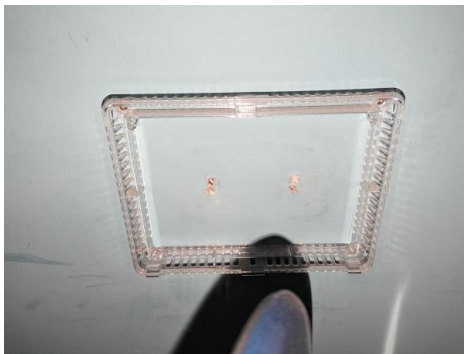
40753252_PXL_20230613_231625535.v2.jpg; Added on 6/13/2023 7:24:40 PM by dmychaluk@cm3inc.com

ISSUE-827

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-65

Thermostat found on a shelf above its enclosure with anchors ripped from the wall.
Thermostat had no batteries and therefore would not go unoccupied. : Recommend replacing batteries, reinstalling the stat and installing a new protective enclosure.

Status Open
Entered 6/13/2023 7:24:10 PM
Entered By dmychaluk@cm3inc.com
Priority Mechanical
Category Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



58201577_PXL_20230613_231452418.v2.jpg; Added on 6/13/2023 7:24:58 PM by dmychaluk@cm3inc.com



58766945_PXL_20230613_231447183.v2.jpg; Added on 6/13/2023 7:24:58 PM by dmychaluk@cm3inc.com

EP-66

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head	Manufacturer	Mitsubishi		-
Location	Room 20				
Association	CU#12				

EP-66 ISSUES

ISSUE-828

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-66

Thermostat was in hold mode with a setpoint of 71 deg F. Changed the stat back to schedule with unoccupied settings. Also corrected timeclock. : Recommend investigation of BAS integration/control if possible.

Status Open
Entered 6/13/2023 7:34:13 PM
Entered By dmychaluk@cm3inc.com
Priority Energy
Category Automation, Mechanical
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 6/20/2023 12:00:00 AM



Functional Checklist And Issues Log



16866992475155727691093849551901.v2.jpg; Added on
6/13/2023 7:34:14 PM by dmychaluk@cm3inc.com



EP-77

Project / Swarthmore-Rutledge School / Variable Refrigerant Units

VRF

In Progress

		Design	Proposed	Final	Units
Description	VRF Head			Mitsubishi	-
Location	Primary Resource				

EP-77 WORK

Functional Checklist

VRF Functional Checklist

Point Name	Units	I/O #	BO	AO 0%	AO 50%	AO 100%	BI	Hand Probe Reading	BAS AI Reading	AI Deviation	Pass	Fail	NA	Comments
Zone Temperature	AI	----	----	----	----	----	----	----	72.7	73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Discharge Temperature	NA	----	----	----	----	----	----	----	41.7	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not on contorller or BAS
Cooling Mode	DO	----	OK	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Heating Mode	DO	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	----
Supply Fan Speed Cmd	DO	----	OK	----	----	----	----	----	----	----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Setpoint	AO	----	----	----	----	----	----	----	----	73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
Communciation with server	DO	----	NA	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not on the Samsung comm loop
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----
----	----	----	----	----	----	----	----	----	----	----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	----

Complete

Assigned to dmychaluk@cm3inc.com

Created by dmychaluk@cm3inc.com on 5/16/2023 2:54:27 PM

Marked complete by dmychaluk@cm3inc.com on 5/16/2023 3:25:33 PM



EP-77 ISSUES

ISSUE-411

Project / Swarthmore-Rutledge School / Variable Refrigerant Units / EP-77

Batteries are dead on the thermostat. Installed temporary batteries to verify operation. Unit appears to be operational. : recommend installing new AA batteries and adding to a PM schedule.

Status Open
Entered 5/16/2023 3:21:27 PM
Entered By dmychaluk@cm3inc.com
Priority Automation
Category Automation
Assigned To dmychaluk@cm3inc.com
Respondent Status Open
Due Date 5/23/2023 12:00:00 AM



Issues Log Condensed

CLOSED
0 0% of 248

INFO. ONLY
1 0.4% of 248

AWAIT. VER.
0 0% of 248

OPEN
247 99.6% of 248

ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE- 351	Mechanical	Mechanical	CU-5 VRF disconnect is not properly mounted, and is falling over. :recommend installing disconnect properly.	Open	Open	Observations	mikeyoung@cm3inc.com	5/17/2023 12:00:00 AM	
ISSUE- 352	Mechanical	Mechanical	CU-10 disconnect was not installed correctly, and is starting to fall over. Recommend installing disconnect properly.	Open	Open	Observations	mikeyoung@cm3inc.com	5/17/2023 12:00:00 AM	
ISSUE- 353	Energy	Automation	Unit running 100% outside air with an OA temperature of 79 Deg f. Unit has no C02 sensor that we can determine or reason why economizer is enabled additionally the minimum OA position is set to 50%: Recommend correcting programming to reflect values recorded during TAB.	Open	Open	AHU-3	dmychaluk@cm3inc.com	5/18/2023 12:00:00 AM	
ISSUE- 354	Energy	Mechanical	Heating and cooling coils are dirty and compacted : Recommend professional cleaning of the coils.	Open	Open	AHU-3	dmychaluk@cm3inc.com	5/18/2023 12:00:00 AM	
ISSUE- 355	IAQ	Mechanical	Filters are dirty and sucked in, some have fallen off the rack. : Recommend replacement of filters and increasing the PM frequency.	Open	Open	AHU-3	dmychaluk@cm3inc.com	5/18/2023 12:00:00 AM	
ISSUE- 356	Energy	Mechanical	The condensing unit coils are clogged and compacted impeding performance from the unit. : Recommend professionally cleaning the coils for the outside condensing unit.	Open	Open	AHU-3	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE- 357	Energy	Automation	OA Temp/RH sensor is not reading the correct humidity reading showing 0% humidity this is effecting all units on site as it is a reference for AHU 1 and 3 as well. Causing the units to enable economizers even when the outside air temp is reading 90 Deg F. Additionally it is not installed correctly getting direct sunlight from 1 pm on. : Recommend replacement and relocation of the sensor such that it is out of direct sunlight in the afternoon hours.	Open	Open	AHU-2	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE- 358	IAQ	Mechanical	The unit is constantly running 100% outside air which has caused the coils to be clogged with debris and dirt and decreases filter lifespan. : Recommend professional cleaning of the cooling and heating coils.	Open	Open	AHU-2	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE- 359	IAQ	Plumbing	Sewage vent stack needs to be extended another 5' to provide adequate ventilation distance from the OA intake of the unit.Sewage smell can be detected within 1 foot of the OA inlet : Recommend extending vent stack pipe is 4" clamp support will be required	Open	Open	AHU-2	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE- 360	Mechanical	Mechanical	Condensing unit requires mechanical inspection. Condenser fan motors are not coming on with stages as expected.	Open	Open	AHU-2	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-362	Mechanical	Mechanical	Evidence of corrosion and buildup around heating valve. : Recommend replacement of valve and adding additional support	Open	Open	PAU-1	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE-363	IAQ	Mechanical	Filter was very dirty and required replacement, I was unable to place the filter back into the unit due to structural failure of the filter. Filter was replaced which however increasing PM filter changes is strongly recommended. : Recommend increasing PM filter schedule and cleaning the condensing and heating coils for this unit.	Open	Open	PAU-1	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE-364	Automation	Automation	Filter status requires calibration and trip point correction. Filter was badly compacted but the status showed clean. : Recommend correcting filter status trip point with a manometer.	Open	Open	PAU-1	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE-365	Energy	Automation	Unit has the capability to economize but seems to lack programming for economizing. : Recommend adding economizing program to the controller or correcting the program that is present as the unit appears to not be economizing currently.	Open	Open	PAU-1	dmychaluk@cm3inc.com	5/19/2023 12:00:00 AM	
ISSUE-370	Energy	Mechanical	Piping is missing insulation. :recommend replacing insulation.	Open	Open	AHU-1	dmychaluk@cm3inc.com	5/22/2023 12:00:00 AM	
ISSUE-371	Energy	Automation	OA and RA damper actuators are mod modulating when commanded. In addition the left damper linkage has been removed :recommend replacing 2 actuators and correcting linkage.	Open	Open	AHU-1	dmychaluk@cm3inc.com	5/22/2023 12:00:00 AM	
ISSUE-372	Automation	Automation	Exhaust actuator does not function. :recommend replacing actuator.	Open	Open	AHU-1	dmychaluk@cm3inc.com	5/22/2023 12:00:00 AM	
ISSUE-373	Energy	Automation	Unit not responding to occupancy command. Unit will be integrated into the new BAS. : Recommend correcting programming inside the Excel-10 controller.	Open	Open	FCU-7- Computer Room	dmychaluk@cm3inc.com	5/22/2023 12:00:00 AM	
ISSUE-374	Automation	Automation	Controller is not mounted, and is currently laying in the blower compartment. :recommend mounting controller.	Open	Open	FCU-2- Counselors Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-375	Energy	Mechanical	Coil is very dirty and fins are bent. :Recommend cleaning coil and combing the fins.	Open	Open	FCU-2- Counselors Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-376	Energy	Mechanical	Slow leak around the balancing valve. :Recommend evaluating leak and repairing.	Open	Open	FCU-2- Counselors Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-377	Automation	Automation	Set point dial on the thermostat is broken. :Recommend replacing thermostat.	Open	Open	FCU-2- Counselors Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-378	Mechanical	Mechanical	Condensate tray is rusted. :Recommend replacement.	Open	Open	FCU-3-Classroom 104	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-379	Energy	Automation	Unit not responding to BAS or local commands. Appears the controller is stuck on cooling mode. Current setpoint is 85 with a return temp of 64 deg F and discharge of 55. : Recommend replacement of the controller or reprogramming if possible.	Open	Open	FCU-3-Classroom 104	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-380	Energy	Mechanical	Insulation around the chilled water valve needs to be replaced. : Recommend replacement of valve	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-381	Energy	Automation	Chilled water valve is passing water. Recommend troubleshooting controller and actuator.	Open	Open	FCU-5-Library Right	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-382	Energy	Mechanical	Coil is very impacted. Recommend cleaning coil.	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-383	IAQ	Mechanical	Filters are dirty. : Change air filters on a regular interval.	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-384	Energy	Mechanical	Return duct is falling off of the unit. :recommend repairing duct.	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-385	Automation	Automation	Zone sensor is reading 2 Deg F higher than actual. : Recommend correcting offset inside the controller or replacing the sensor.	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-386	Mechanical	Mechanical	Condensate overflow very rusty. :recommend replacement.	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-387	Energy	Mechanical	50 ft of 8" round duct is not insulated. :Recommend insulating duct	Open	Open	FCU-8-Chroal	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-388	IAQ	Mechanical	Filters are impacted and reducing airflow. : Change air filters on a regular interval.	Open	Open	FCU-10-Music Instruments	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-389	Energy	Mechanical	Circuit Setter is leaking. :Recommend repairing leak.	Open	Open	FCU-10-Music Instruments	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner	Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-390	Mechanical	Mechanical	Supply duct isn't supported, and is resting on the ceiling. :Recommend raising and supporting air duct.		Open	Open	FCU-10-Music Instruments	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-391	Energy	Mechanical	30ft of 8" duct is not insulated. :Recommend insulating duct.		Open	Open	FCU-10-Music Instruments	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-392	Mechanical	Mechanical	Condensate pan is rusted. Recommend replacement. And cleaning of condensate lines.		Open	Open	FCU-10-Music Instruments	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-393	IAQ	Mechanical	Filters are dirty. : Change air filters on a regular interval.		Open	Open	FCU-15-Musical Storage	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-394	Mechanical	Mechanical	Condensate pan is rusted. Recommend replacing condensate pan.		Open	Open	FCU-15-Musical Storage	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-395	Mechanical	Mechanical	Unit was never piped for a chilled water valve nor does it have a condensate drain pipe. Drawings show chilled water piping however it does not exist in this area. : Recommend review of this configuration with the customer and installation of additional cooling capacity for the area served.		Open	Open	FCU-16-Main Entrance 1st floor bathrooms	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-396	Mechanical	Mechanical	Condensate pan is rusted. :Recommend replacement.		Open	Open	FCU-4-Nurses Station	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-397	IAQ	Mechanical	Found very dirty filters. Changed while we were on site. Recommend changing filters more frequently. Furthermore, coils are impacted and should be cleaned.		Open	Open	FCU-4-Nurses Station	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-398	IAQ	Mechanical	Filters are dirty, and should be changed. :Recommend changing filters.		Open	Open	FCU-14-Main Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-399	Energy	Mechanical	Coil is impacted. :Recommend cleaning coil.		Open	Open	FCU-14-Main Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-400	Mechanical	Mechanical	Condensate is rusted.:Recommend replacing condensate pan.		Open	Open	FCU-14-Main Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-401	IAQ	Mechanical	Filters are dirty. :Recommend changing filters.		Open	Open	FCU-13-Conference Room	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-402	Automation	Automation	Chilled water valve will not close when sent to 0%. :Recommend evaluating and possibly changing valve.	Open	Open	FCU-13-Conference Room	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-403	Mechanical	Mechanical	Condensate tray is rusted. :Recommend replacing condensate tray.	Open	Open	FCU-11-Principals Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-404	Mechanical	Mechanical	Coil is impacted. Recommend coil cleaning.	Open	Open	FCU-11-Principals Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-405	IAQ	Mechanical	Filters are dirty. :Recommend filter change.	Open	Open	FCU-11-Principals Office	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-406	IAQ	Mechanical	Filter is very dirty. :Recommend replacing filter.	Open	Open	FCU-12-Principals Reception	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-407	Mechanical	Mechanical	Condensate pan is rusted. Recommend replacing condensate pan.	Open	Open	FCU-12-Principals Reception	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-408	Energy	Automation, Mechanical	The room is fairly small and has a functional VRF head and a functional 4 pipe FCU. The VRF is a Mitsubishi and not connected to the samsung network. : Recommend verification of BTU requirements for the space and disabling the FCU or VRF unit both units will eventually fight one another and not properly control the space.	Open	Open	FCU-17-Primary Resource	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-409	IAQ	Mechanical	Filters are dirty and compacted, heating and cooling coils are in similar condition. : recommend replacement of filters at regular intervals and cleaning of the coil.	Open	Open	FCU-17-Primary Resource	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-410	Mechanical	Mechanical	Condensate pan is rusted and failing. : Recommend replacement or lining of pan and cleaning the condensate drain hose.	Open	Open	FCU-17-Primary Resource	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-411	Automation	Automation	Batteries are dead on the thermostat. Installed temporary batteries to verify operation. Unit appears to be operational. : recommend installing new AA batteries and adding to a PM schedule.	Open	Open	EP-77	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-412	Mechanical	Automation, Mechanical	Unit not piped for cooling, coil is present and so is the actuator. Chilled water programming was never completed and piping never extended to the unit. : Recommend piping chilled water to the unit approximately 1' away from the unit. Furnishing and installing a new valve. Then programming the actuator and controlling unit to condition the space.	Open	Open	FCU-50-Serving	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-413	IAQ	Mechanical	Filters are dirty and require replacement : Recommend replacing filters and increasing the PM schedule.	Open	Open	FCU-50-Serving	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-414	Mechanical	Automation, Mechanical	Unit not piped for cooling, coil is present. Chilled water programming was never completed and piping never extended to the unit. : Recommend piping chilled water to the unit, programming and installation of a valve and actuator.	Open	Open	FCU-49-Kitchen	dmychaluk@cm3inc.com	5/23/2023 12:00:00 AM	
ISSUE-415	Energy	Automation	Unit has a mixed air setpoint of 50 Deg F with a mixed air temp of 59.9 and an OA temp of 64.5, the damper remains 100% open. It appears the unit is not controlling to mixed air setpoint, review of programming required. Programming requires correction to properly control the unit to outside air temperature.	Open	Open	AHU-3	dmychaluk@cm3inc.com	5/25/2023 12:00:00 AM	
ISSUE-744	IAQ	Mechanical	Filters are dirty and require replacement : Recommend replacement of filters	Open	Open	FCU-27-Classroom 201	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-745	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-28-Classroom 202	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-746	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-28-Classroom 202	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-747	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-18	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-748	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-19	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-749	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-22	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-750	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-21	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-751	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-21	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-752	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-22	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-753	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-25-Classroom 203	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-754	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-25-Classroom 203	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-755	IAQ	Automation	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufacturers recommendations.	Open	Open	EP-18	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-756	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufacturers recommendations.	Open	Open	EP-19	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-757	Automation	Controls Calibration	Setpoint dial and room temperature setpoint display on graphic are out of alignment. : Check calibration of room temperature setpoint dial.	Open	Open	FCU-25-Classroom 203	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-758	Mechanical	Mechanical	Unit only discharging 62.1 Deg F in cooling mode. EP 22 which serves the same space and is fed by the same CU is discharging 57 Deg F. : Recommend troubleshooting cooling issues after standard maintenance has been performed.	Open	Open	EP-21	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-759	IAQ	Mechanical	Units filter was installed upside down and was badly clogged. I was unable to properly close the unit so the filter was dusted off and installed properly. : Recommend increasing PM schedule for these reusable filters this is impacting unit performance and runtime.	Open	Open	EP-11	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-760	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-10	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-761	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-10	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-762	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-11	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-763	IAQ	Mechanical	Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-26-Classroom 204	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-764	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-26-Classroom 204	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-765	Automation	Controls Calibration	Setpoint dial and room temperature setpoint display on graphic are out of alignment. : Check calibration of room temperature setpoint dial.	Open	Open	FCU-26-Classroom 204	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-766	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-6	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-767	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-5	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-768	Automation	Controls Calibration	Room temperature displayed on the BAS is incorrect. : Calibrate or replace room temperature sensor.	Open	Open	FCU-26-Classroom 204	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-769	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-5	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-770	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-6	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-771	Mechanical	Mechanical	Unit is making a humming noise while running regardless of it is calling for cooling or fan only. Appears to be coming from the condensate pump and continues to make the noise when set to the off command possible float/water switch failure. : Recommend troubleshooting condensate pump and sensors to determine failure.	Open	Open	EP-6	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-772	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-4	dmychaluk@cm3inc.com	6/19/2023 12:00:00 AM	
ISSUE-773	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-3	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-774	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-2	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-775	Mechanical	Mechanical	Unit is making a humming noise while running regardless of it is calling for cooling or fan only. Appears to be coming from the condensate pump and continues to make the noise when set to the off command possible float/water switch failure. : Recommend troubleshooting condensate pump and sensors to determine failure.	Open	Open	EP-4	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-776	Mechanical	Mechanical	Diffuser closest to the window is not opening or moving in the up/down mode. : Recommend troubleshooting VRF head and replacing failed components if possible.	Open	Open	EP-3	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-777	IAQ	Mechanical	Dirt and debris noted inside unit. : Perform regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-24-Classroom 224	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-778	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-24-Classroom 224	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-779	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-49	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-780	Automation	Automation, Mechanical	Unit found non-functional and failed to operate on a call for heating. Fan only operates when room temperature sensor is removed from wall plate. : Troubleshoot wiring, controller, control valve and programming.	Open	Open	FCU-24-Classroom 224	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-781	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-42	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-782	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-23-Classroom 206	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-783	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-23-Classroom 206	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-784	Energy	Automation	Unit does not respond to occupancy command from the BAS, setpoints follow command however the fan stays on the speed it was last running on. Scheudle inside the thermostat has no control over fan speed either which may be a programming fix that can occur in the thermostat : Recommend investigation into additional integration or control points to completely disable the unit.	Open	Open	EP-51	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-785	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-29	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-786	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-29	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-787	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-36	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-788	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-37	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-789	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-21- Classroom 207	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-790	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-21- Classroom 207	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-791	Mechanical	Mechanical	Unit is making a humming noise while running in cooling and for approximately 2-3 minutes after the unit is off. Appears to be coming from the condensate pump and continues to make the noise when set to the off command possible float/water switch failure. : Recommend troubleshooting condensate pump and sensors to determine failure.	Open	Open	EP-37	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-792	Mechanical	Electrical	Unattached or floating junction box noted inside unit. : Professionally attach junction box to unit cabinet.	Open	Open	FCU-21- Classroom 207	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-803	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-52	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-804	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-22- Classroom 208	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-805	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-22- Classroom 208	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-806	Automation	Controls Calibration	Setpoint dial and room temperature setpoint display on graphic are out of alignment. : Check calibration of room temperature setpoint dial.	Open	Open	FCU-22- Classroom 208	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-807	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-55	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-808	IAQ	Plumbing	The classroom has one dehumidifier, a fan, and an air purifier along with the VRF unit. The room also has a larger sink with a slowly leaking faucet and a solids interceptor which should be maintained regularly but appears to have not been. The above issues are most likely contributing to humidity and odor issues within the classroom. : Recommend maintenance be performed on the center leaking faucet and the solids interceptor replacement of both devices may be required.	Open	Open	EP-55	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-809	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-20-Classroom 209	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-810	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-20-Classroom 209	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-811	Automation	Controls Calibration	Setpoint dial and room temperature setpoint display on graphic are out of alignment. : Check calibration of room temperature setpoint dial.	Open	Open	FCU-20-Classroom 209	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-812	Mechanical	Mechanical	Blade modulation only occurs for 5 minutes or so after unit startup then freezes in place. It begins modulating again after cycling through modulation mode. Control board appears to be failing and not controlling the unit properly. : Recommend performing any needed thermostat or firmware updates and troubleshooting with samsung factory support.	Open	Open	EP-55	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-813	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-56	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-814	IAQ	Mechanical	Diffuser blades have a buildup of some type that should be cleaned and sanitized. : Recommend cleaning and sanitizing blades per manufactures recommendations.	Open	Open	EP-56	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-815	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-19-Classroom 210	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-816	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-19-Classroom 210	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-817	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-58	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-818	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-61	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-819	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-62	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-820	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-18-Classroom 212	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-821	Mechanical	Electrical	Controller and wiring unsecured inside cabinet. : Professionally mount controller to unit cabinet. Repair wiring with proper cable hangers.	Open	Open	FCU-18-Classroom 212	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-822	Automation	Controls Calibration	Setpoint dial value is not updating on graphic : Check functionality and calibration of room temperature setpoint dial.	Open	Open	FCU-18-Classroom 212	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-823	Mechanical	Mechanical	VRF no longer labeled, recommend adding a label to the filter access cover to assist in identifying the unit.	Open	Open	EP-60	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-824	Mechanical	Mechanical	Thermostat cover has been damaged and removed. : Recommend installing a new cover and placing a protective cover over the thermostat.	Open	Open	EP-59	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-825	Automation	Controls Programming	Actual fan status is not reporting on BAS graphic. Fan shows off at all times including when running. : Check controller, fan proving device, and graphic.	Open	Open	FCU-18-Classroom 212	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-826	IAQ	Mechanical	Reusable filter is compacted with dirt and debris. : Recommend cleaning the filter and increasing the PM schedule for this standard maintenance.	Open	Open	EP-65	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-827	Mechanical	Mechanical	Thermostat found on a shelf above its enclosure with anchors ripped form the wall. Thermostat had no batteries and therefore would not go unoccupied. : Recommend replacing batteries, reinstalling the stat and installing a new protective enclosure.	Open	Open	EP-65	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-828	Energy	Automation, Mechanical	Thermostat was in hold mode with a setpoint of 71 deg F. Changed the stat back to schedule with unoccupied settings. Also corrected timeclock. : Recommend investigation of BAS integration/control if possible.	Open	Open	EP-66	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-829	IAQ	Mechanical	Filters are dirty and not mounted properly. Coil has trash and debris through the lower section. : Recommend cleaning the unit, coil, and replacing the filters in the lower bracket.	Open	Open	FCU-42-Classroom 302	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-830	Automation	Automation	Hot water valve not modulating closed when setpoint is adjusted. : Recommend correcting programming and actuator. Once corrected actuator may be failed and require replacement.	Open	Open	FCU-42-Classroom 302	dmychaluk@cm3inc.com	6/20/2023 12:00:00 AM	
ISSUE-831	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-44-Classroom 301	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-832	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-44-Classroom 301	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE- 833	Automation	Automation	Unsecured (floating) electrical junction box located inside unit. : Professionally secure junction box to unit cabinet.	Open	Open	FCU-44-Classroom 301	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 834	IAQ	Mechanical	Filters and coil are dirty. Filter should be replaced. Coil has trash and debris inside and requires cleaning.	Open	Open	FCU-41-Classroom 304	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 835	Automation	Controls Calibration	Setpoint dial and room temperature setpoint display on graphic are out of alignment. : Check calibration of room temperature setpoint dial.	Open	Open	FCU-44-Classroom 301	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 836	IAQ	Automation	Dead mouse found on transformer : Recommend replacement of transformer and cleaning of mouse debris.	Open	Open	FCU-45-Classroom 303	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 837	IAQ	Mechanical	Filters require replacement and mounting within their bracket. Coil has debris and dirty through the unit. : Recommend replacement of filters and cleaning of coil/unit.	Open	Open	FCU-45-Classroom 303	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 838	Mechanical	Mechanical	Unit access restricted, unit will not turn on, after a power cycle from the breaker it enabled. : Recommend verification of wiring. And reviewing desk placement with faculty members.	Open	Open	FCU-40-Classroom 306	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 839	IAQ	Mechanical	Filters requires replacement and moving to proper brackets. Coil and inside of unit require cleaning. : Recommend performing maintenance.	Open	Open	FCU-40-Classroom 306	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 840	Automation	Automation	Hot water valve not modulating to 100%, controller and actuator must be verified. : Recommend moving paperwork and storage items on top of unit, accessing unit and correcting the failure. Controller and actuator may need replacement.	Open	Open	FCU-47-Classroom 305	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 841	IAQ	Mechanical	Unable to properly access unit for verification of filters and cleanliness.: recommend cleaning of coils and replacement of filters.	Open	Open	FCU-47-Classroom 305	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 842	IAQ	Mechanical	Coil requires cleaning.: Recommend cleaning coil.	Open	Open	FCU-39-Classroom 308	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 843	Automation	Automation	Intermittent humming heard from the control cabinet, possible failing transformer. Unit cycling off and on periodically, recommend troubleshooting transformer and wiring to correct issues.	Open	Open	FCU-48-Art Room	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 844	IAQ	Mechanical	Coil has debris and dirty throughout. : Recommend cleaning coil and removing debris. Adding additional screens to tabletop grates would be beneficial.	Open	Open	FCU-48-Art Room	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-845	IAQ	Mechanical	Filter's require replacement, coil has debris and dirty throughout. : Recommend performing maintenance on this unit.	Open	Open	FCU-38-Classroom 310	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-846	Mechanical	Mechanical	Corrosion and buildup found on piping. : Recommend evaluation and correction of slow leak/ failure of solder joints.	Open	Open	FCU-38-Classroom 310	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-847	Automation	Automation	Unit is running on its own fan will not turn off via BAS. Controller should be downloaded and programmed. : Recommend uploading parameters to Excel10 via BAS and confirming operation. Controller replacement may be required. Faculty has large bookcases and material blocking unit access moving items will be required.	Open	Open	FCU-37-Classroom 312	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-848	IAQ	Mechanical	Unit needs a filter change and coil cleaning. : Recommend cleaning coil and replacing filters.	Open	Open	FCU-37-Classroom 312	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-855	IAQ	Mechanical	Coil has debris and trash throughout. : Recommend cleaning the coil and removing debris.	Open	Open	FCU-35-Classroom 309	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-856	IAQ	Mechanical	Coil is dirty and has debris throughout the unit. : Recommend cleaning the coil and removing debris.	Open	Open	FCU-33-Classroom 311	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-857	IAQ	Mechanical	Filters are installed upside down and not properly seated in their bracket. : Recommend replacing the filters and installing properly.	Open	Open	FCU-32-Classroom 318	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-858	IAQ	Mechanical	Coil is dirty and debris found throughout the unit. Unit is being used as a shelf and will not distribute air properly during heating season. : Recommend cleaning the coil and removing debris. Review purpose of unit with faculty	Open	Open	FCU-32-Classroom 318	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-859	IAQ	Mechanical	Coil is dirty and debris found throughout the unit. Unit is being used as a shelf and will not distribute air properly during heating season. : Recommend cleaning the coil and removing debris. Review purpose of unit with faculty	Open	Open	FCU-34-Classroom 316	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-860	Automation	Automation, Mechanical	Hot water valve actuator broken from valve body. : Recommend replacement of valve and actuator.	Open	Open	FCU-66-Resource Room 300	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE-861	Mechanical	Mechanical	Corrosion noted on hot water bleed valve. : Troubleshoot and repair leak.	Open	Open	FCU-66-Resource Room 300	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE- 862	Automation	Control Device Installation	Space temperature sensor has a broken setpoint dial. : Replace space temperature sensor.	Open	Open	FCU-43-Corridor 300	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 863	IAQ	Mechanical	Filters are badly compacted and require changing. return duct is no longer attached to the unit and requires correction. : Recommend replacement of filters and increasing PM frequency. Duct work may need to be replaced or refitted.	Open	Open	FCU-43-Corridor 300	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 864	Mechanical	Mechanical	Hot water piping has a slow leak near the fittings. : Repair hot water piping.	Open	Open	FCU-43-Corridor 300	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 865	Automation	Automation	Hot water valve not responding to change in setpoint. : Recommend correcting settings within the Exel 10 controller.	Open	Open	FCU-43-Corridor 300	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 866	Automation	Automation	Thermostat cover damaged and requires replacement. Adding protective case may be beneficial. : Recommend replacing the thermostat and installing a protective cover.	Open	Open	FCU-29-2nd Floor Corridor	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 867	IAQ	Mechanical	Filters are very dirty and compacted and require replacement : Recommend replacing filters and cleaning the coil.	Open	Open	FCU-29-2nd Floor Corridor	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 868	Mechanical	Mechanical	Corrosion buildup at the coil to hot water pipe connection : Recommend cleaning pipe and reconnecting the joint to prevent a larger leak from occurring.	Open	Open	FCU-29-2nd Floor Corridor	dmychaluk@cm3inc.com	6/21/2023 12:00:00 AM	
ISSUE- 869	IAQ	Mechanical	Unit access limited due to storage of objects on and in front of the unit. : Recommend moving items and cleaning the coil along with removing any debris that may exist.	Open	Open	FCU-30-Gym Office	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 870	Mechanical	Automation	Control valve actuator is broken. : Mount and wire a new control valve actuator.	Open	Open	FCU-31-Resource Room 200	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 871	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-31-Resource Room 200	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 872	Mechanical	Electrical	Electrical junction box not mounted (floating). Wiring is unsecured inside cabinet. : Professionally mount junction box to unit cabinet. Repair wiring with proper cable hangers.	Open	Open	FCU-31-Resource Room 200	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 873	Mechanical	Mechanical	Condensate tray is not pitched properly allowing water to pool and rust on the front of he tray. The overflow tray is badly rusted and failing.: Recommend replacing or remediating rusted components and adjusting tray pitch if possible.	Open	Open	FCU-6-Library Left	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-874	Mechanical	Mechanical	Bleed/vent caps are showing signs of slow leakage and corrosion. : Recommend correcting leak/corrosion by replacing seal or other failed components.	Open	Open	FCU-6-Library Left	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-875	Automation	Controls Calibration	Room temperature displayed on the BAS is incorrect. : Calibrate or replace room temperature sensor.	Open	Open	FCU-31-Resource Room 200	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-876	IAQ	Mechanical	Filters are badly compacted and require replacement. Both cooling and heating coils require cleaning as well. : Recommend replacement of filters, cleaning both heating and cooling coils and increasing PM frequency.	Open	Open	FCU-6-Library Left	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-877	IAQ	Mechanical	Filters are badly compacted and require replacement. Both cooling and heating coils require cleaning as well. : Recommend replacement of filters, cleaning both heating and cooling coils and increasing PM frequency.	Open	Open	FCU-5-Library Right	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-878	Mechanical	Mechanical	Condensate tray is not pitched properly allowing water to pool and rust on the front of he tray. The overflow tray is badly rusted and failing.: Recommend replacing or remediating rusted components and adjusting tray pitch if possible.	Open	Open	FCU-5-Library Right	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-879	Mechanical	Mechanical	Bleed/vent caps are showing signs of slow leakage and corrosion. : Recommend correcting leak/corrosion by replacing seal or other failed components.	Open	Open	FCU-5-Library Right	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-880	Automation	Automation, Mechanical	Unit found non-functional. BAS graphic indicates active condensate overflow. Pan has standing water, the alarm will not clear when switch was opened. : recommend checking the controller and wiring, replace overflow switch and confirm functional operation.	Open	Open	FCU-9-Library Office	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-881	IAQ	Mechanical	Filter is badly compacted and requires replacement. Coil is most likely compacted and dirty. : Recommend maintenance and increasing PM frequency.	Open	Open	FCU-9-Library Office	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-882	IAQ	Mechanical	Condensate pan rusted with standing water. : Recommend replacement of pan and pitching properly.	Open	Open	FCU-9-Library Office	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-883	Energy	Automation, Mechanical	Hot water valve actuator is no longer connected to the valve body. : Recommend actuator and valve be replaced.	Open	Open	FCU-57-Kindergarten 21	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-884	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-53-Kindergarten Art	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-885	Automation	Automation	Unit is not engaging when set point is raised and occupancy is overridden. Appears to be a safety within the controller if the fan is not showing status after several attempts to enable it no longer enables the fan. The fan is manually turned off from the thermostat, most likely because it was set to run continuous instead of auto. : Recommend placing the supply fan to auto mode. Also recommend adding a 24V switch to cut panel power instead of just the fan to prevent this issue from occurring in the future.	Open	Open	FCU-57-Kindergarten 21	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-886	Automation	Automation	Transformer making a humming noise and should be replaced. : Recommend replacement of transformer.	Open	Open	FCU-57-Kindergarten 21	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-887	Automation	Automation	Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.	Open	Open	FCU-57-Kindergarten 21	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-888	IAQ	Mechanical	Outer filter channel is missing. : Replace filter channel.	Open	Open	FCU-53-Kindergarten Art	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-889	Automation	Automation	Unit 22 A and 22B are not engaging when set point is raised and occupancy is overridden. Appears to be a safety within the controller if the fan is not showing status after several attempts to enable it no longer enables the fan. The fan is manually turned off from the thermostat, most likely because it was set to run continuous instead of auto. : Recommend placing the supply fan to auto mode. Also recommend adding a 24V switch to cut panel power instead of just the fan to prevent this issue from occurring in the future.	Open	Open	FCU-60-Kindergarten 22A	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-890	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-56-Classroom 10	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-891	IAQ	Mechanical	Outer filter channel is missing. : Replace filter channel.	Open	Open	FCU-56-Classroom 10	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-892	Mechanical	Mechanical	Hot water piping shows evidence of glycol leaks. : Repair hot water piping.	Open	Open	FCU-56-Classroom 10	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-893	Mechanical	Electrical	Wiring is unsecured inside cabinet. : Repair wiring with proper cable hangers.	Open	Open	FCU-56-Classroom 10	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-898	Energy	Automation	Third fan coil in this classroom it does not appear on the BAS and does not respond to the room thermostat. access to the unit is not possible due to a large filing cabinet and other items. Unit will be integrated into Niagara during the BAS upgrade which is currently occurring. : Recommend the unit be functionally tested post BAS upgrade.	Open	Open	FCU-59-Kindergarten 22C	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE- 899	IAQ	Mechanical	Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.	Open	Open	FCU-59-Kindergarten 22C	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 900	IAQ	Mechanical	Debris and dirt collecting in the unit. The coil is dirty and should be cleaned : Recommend cleaning the coil and removing debris and trash within the unit.	Open	Open	FCU-61-Kindergarten 22B	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 901	Energy	Automation, Mechanical	Hot water valve actuator has been removed from the valve body. : Recommend replacement of the valve and actuator.	Open	Open	FCU-61-Kindergarten 22B	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 902	IAQ	Mechanical	Filters are clogged and compacted. : Recommend replacement of filters and cleaning the coil.	Open	Open	FCU-58-Kindergarten 23	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 903	Mechanical	Mechanical	Corrosion and buildup found on bleed cap and valve unions. : Recommend correction of small leak and removal of corrosion.	Open	Open	FCU-58-Kindergarten 23	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 904	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-60-Kindergarten 22A	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 905	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-61-Kindergarten 22B	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 906	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-54-Classroom 12	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 907	Automation	Automation	Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat.unit most likely requires a power cycle however the breaker panel could not be located. : Recommend troubleshooting controller once the device is power cycled and running. The supply fan should be placed to auto mode and a 24V switch should be wired to the unit thermostat to prevent this issue from occurring in the future.	Open	Open	FCU-64-Kindergarten 32	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 908	Mechanical	Electrical	Wiring is unsecured inside cabinet and open wire splices noted. : Repair wiring with proper cable hangers. Install a junction for spliced wiring.	Open	Open	FCU-54-Classroom 12	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 909	Automation	Automation	Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.	Open	Open	FCU-64-Kindergarten 32	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-910	IAQ	Mechanical	Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters.	Open	Open	FCU-64-Kindergarten 32	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-911	IAQ	Mechanical	Debris and dirt collecting in the unit. The coil is dirty and should be cleaned : Recommend cleaning the coil and removing debris and trash within the unit.	Open	Open	FCU-64-Kindergarten 32	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-912	Automation	Automation	Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat.unit most likely requires a power cycle however the breaker panel could not be located. : Recommend troubleshooting controller once the device is power cycled and running. The supply fan should be placed to auto mode and a 24V switch should be wired to the unit thermostat to prevent this issue from occurring in the future.	Open	Open	FCU-63-Kindergarten 33	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-913	Automation	Automation	Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.	Open	Open	FCU-63-Kindergarten 33	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-914	IAQ	Mechanical	Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.	Open	Open	FCU-63-Kindergarten 33	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-915	IAQ	Mechanical	Filters need to be changed and are difficult to access. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-55-Classroom 13	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-916	Energy	Mechanical	Hot water piping insulation not installed. : Install hot water piping insulation.	Open	Open	FCU-55-Classroom 13	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-917	Automation	Automation	Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat.unit most likely requires a power cycle however the breaker panel could not be located. Unit was cycled by removing 24V at the transformer: Recommend placing the supply fan to auto mode and a 24V switch wired to the unit which will prevent this issue from occurring in the future.	Open	Open	FCU-65-Kindergarten 30	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-918	Automation	Automation	Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.	Open	Open	FCU-65-Kindergarten 30	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-919	IAQ	Mechanical	Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.	Open	Open	FCU-65-Kindergarten 30	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE-920	IAQ	Mechanical	Debris and dirt collecting in the unit. : Recommend cleaning and removing debris and trash within the unit.	Open	Open	FCU-65-Kindergarten 30	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE- 921	Automation	Automation	Unit not coming on when manual override is engaged, appears to be a safety within the controller as the fan is manually turned off from the thermostat. unit most likely requires a power cycle however the breaker panel could not be located. Unit was cycled by removing 24V at the transformer: Recommend placing the supply fan to auto mode and a 24V switch wired to the unit which will prevent this issue from occurring in the future.	Open	Open	FCU-62-Kindergarten 31	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 922	IAQ	Mechanical	Filters are clogged and compacted, they require replacement. several large items prevent unit access and should be moved. : Recommend replacement of the filters and cleaning the coil.	Open	Open	FCU-62-Kindergarten 31	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 923	IAQ	Mechanical	Debris and dirt collecting in the unit. : Recommend cleaning and removing debris and trash within the unit.	Open	Open	FCU-62-Kindergarten 31	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 924	Automation	Automation	Communication wiring laying across the hot water coil. : Recommend properly running wiring so that it is not laying across the coil.	Open	Open	FCU-62-Kindergarten 31	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 925	Automation	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-58-Kindergarten 23	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 926	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-57-Kindergarten 21	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 927	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-65-Kindergarten 30	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 928	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-64-Kindergarten 32	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 929	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-63-Kindergarten 33	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 930	Energy	Automation	Fan is set to continuous when occupied. : Recommend setting to auto to prevent drafts in the winter	Open	Open	FCU-62-Kindergarten 31	dmychaluk@cm3inc.com	6/22/2023 12:00:00 AM	
ISSUE- 931	IAQ	Mechanical	Filters need to be changed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	FCU-51 Faculty Dining	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE-932	Mechanical	Mechanical	Condensate pan is dirty and full of debris. : Clean or replace condensate pan.	Open	Open	FCU-51 Faculty Dining	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-933	Automation	Automation, Mechanical	Unit found with active condensate overflow status. : Replace condensate overflow detection switch.	Open	Open	FCU-51 Faculty Dining	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-934	IAQ	Mechanical	Unit is very dirty and requires a filter replacement, blower cleaning, and coil cleaning. General cleaning of debris and dirty should be performed. : Recommend the above maintenance and adding unit to a quarterly PM schedule.	Open	Open	CUH-Vestibule B130	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-935	Automation	Automation	Chillier being replaced as part of the GESA project unit is aged and due for replacement. No testing performed, machine still provides chilled water and functional.	Information Only	NA	CH-1	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-936	IAQ	Mechanical	Dirt and debris noted inside unit. Filters need to be changed. Fan runs continuously when aquastat is closed. : Perform filter changes and regular cleaning during scheduled maintenance intervals.	Open	Open	CUH-2 Vestibule A107	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-937	Mechanical	Mechanical	Return air capillary tube floating unsupported. : Properly secure return air capillary tube.	Open	Open	CUH-2 Vestibule A107	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-938	Mechanical	Controls Calibration	Aquastat found out of adjustment. Recommended setting is 110 degrees F (unit fan runs when hot water supply temperature is above this setpoint).	Open	Open	CUH-1 Stair #2	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-939	Mechanical	Control Device Installation	Return air capillary tube floating unsupported. : Properly secure return air capillary tube.	Open	Open	CUH-1 Stair #2	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-940	Mechanical	Electrical	Open high voltage wire splices found inside cabinet. : Provide and install an electrical junction box to house spliced wiring.	Open	Open	CUH-1 Stair #2	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-941	IAQ	Mechanical	KEF does not exist, it was part of an add alternate during the 2002 renovations.The existing hood exhaust for the two burner range and steam cooker does not work. the device is off at the disconnect. : Recommend review of the add alternate bid from the 2002 project and implementing design recommendations. Kitchen currently has one working exhaust fan for the dishwasher and a heating only fan coil.	Open	Open	KEF-1	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE-947	Mechanical	Mechanical	This equipment does not exist, and is likely an add or alternate to base project that was not accepted or built. : Consider installing this equipment to assist in kitchen and dishwasher ventilation.	Open	Open	VEF-1	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	

Issues Log Condensed

Issues Log Condensed



ID	Priority	Category	Description	Owner Status	Resp. Status	Assoc. With	Assigned To	Due	Date Closed
ISSUE- 948	IAQ	Mechanical	TF-1 does not exist, it was part of an add alternate during the 2002 renovations. The fan would have handled the bulk of exhausting the kitchen: Recommend review of the add alternate bid from the 2002 project and implementing design recommendations.	Open	Open	TF-1	dmychaluk@cm3inc.com	6/23/2023 12:00:00 AM	
ISSUE- 951	Energy	Automation, Mechanical	Unit has no control valve and has no thermostat. Unit is enabled by a local switch.	Open	Open	UH-2	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 952	Energy	Mechanical	Approximately 12' of 1/2" hot water piping is exposed and needs insulation. : Recommend insulating piping.	Open	Open	UH-2	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 953	Automation	Controls Calibration	Outside air temperature sensor inaccurate. : Calibrate or replace outside air temperature sensor.	Open	Open	Controls	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 954	Automation	Controls Calibration	Outside air humidity sensor inaccurate. : Calibrate or replace outside air humidity sensor.	Open	Open	Controls	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 955	IAQ	Mechanical	Belt was broken and motor spinning, replaced belt with a spare in the unit however the fan is making a loud noise and vibrating will need further maintenance. Turned fan off until maintenance can be performed.	Open	Open	EF-3	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 956	IAQ	Mechanical	Exhaust fan found with a broken belt and motor fails to energize. : Replace belt and troubleshoot fan motor.	Open	Open	EF-6	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 957	IAQ	Mechanical	Exhaust fan motor fails to energize and non-functional. : Troubleshoot exhaust fan.	Open	Open	EF-2	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	
ISSUE- 958	IAQ	Mechanical	Unit appears to be running but not moving enough air, belt is most likely loose and needs replacement. : Recommend performing maintenance	Open	Open	EF-5	dmychaluk@cm3inc.com	6/24/2023 12:00:00 AM	

Issues Log Condensed