District-Wide HVAC Mechanical Systems Audit

Ocean View School District



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Executive Director of Facilities & Transportation

March 10, 2026





ASHRAE = American Society of Heating, Refrigerating and Air-Conditioning Engineers

ASHRAE Equipment Life Expectancy in Years

Air Distribution

Ductwork	30
Window unit	10
Residential single or split package	15
Commercial through-the-wall	15
Water-cooled package	15
Single-zone roof-top	15
Multi-zone roof-top	15
Centrifugal fans	25
Axial fans	20
Propeller fans	15
Ventilating roof-mounted fans	20
Dampers	20
Heat pump (residential air-to-air)	15
Heat pump (commercial air-to-air)	15
Heat pump (commercial water-to-air)	19





Heating

Boiler (steel water-tube, hot water)	24
Boiler (steel water-tube, steam)	30
Boiler (steel fire-tube, hot water)	25
Boiler (steel fire-tube, steam)	25
Boiler (cast iron, hot water)	35
Boiler (cast iron, steam)	30
Furnaces (gas- or oil-fired)	18
Boiler (electric)	15
Burners	21
Unit heaters (gas or electric)	13
Unit heaters (hot water or steam)	20
Radiant heaters (electric)	10
Radiant heaters (hot water or steam)	25

Heat Rejection

Heat exchangers, shell-and-tube	24
Cooling towers, galvanized metal	20
Cooling towers, wood	20
Cooling towers, ceramic	34
Air-cooled condensers	20
Evaporative condensers	20





Cooling/Heating Pumps

Base-mounted pumps	20
Pipe-mounted pumps	10
Sump and well pumps	10
Condensate pumps	15

Equipment Item	Median Years
Air conditioners	
Window unit	10
Residential single or Split Package	15
Commercial through-the wall	15
Water-cooled package	15
Heat Pumps	
Residential air-to-air	15
Commercial air-to-air	15
Commercial water-to-air	19
Roof-top air conditioners	
Single-zone	15
Multi-zone	15
Boilers, hot water (steam)	
Steel water-tube	24 (30)
Steel fire-tube	25 (25)
Cast iron	35 (30)
Electric	15
Burners	21
Furnaces	
Gas- or oil-fired	18
Unit heaters	
Gas or electric	13
Hot water or steam	20
Radiant Heaters	
Electric	10
Hot water or steam	25

Equipment Item	Median Years
Air terminals	
Diffusers, grilles, and registers	27
Induction and fan coil units	20
VAV and double-duct boxes	20
Air washers	17
Ductwork	30
Dampers	20
Fans	
Centrifugal	25
Axial	20
Propeller	15
Ventilating roof-mounted	20
Coils	
DX, water, or steam	20
Electric	15
Heat Exchangers	
Shell-and-tube	24
Reciprocating compressors	20
Packaged chillers	
Reciprocating	20
Centrifugal	23
Absorption	23
Cooling towers	
Galvanized metal	20
Wood	20
Ceramic	34

Equipment Item	Median Years
Air-cooled condensers	20
Evaporative condensers	20
Insulation	
Molded	20
Blanket	24
Pumps	
Base-mounted	20
Pipe-mounted	10
Sump and well	10
Condensate 15	
Reciprocating engines	20
Steam turbines	30
Electric motors	18
Motor starters	17
Electric transformers	30
Controls	
Pneumatic	20
Electric	16
Electronic	15
Valve actuators	
Hydraulic	15
Pneumatic	20
Self-contained	10

Existing HVAC SYSTEMS



Variable Refrigerant Flow- Fan Coil Units

- College View Elementary
- Marine View Middle
- Star View Elementary
- Vista View Middle
- Westmont Elementary



Ocean View School District

Existing HVAC SYSTEMS

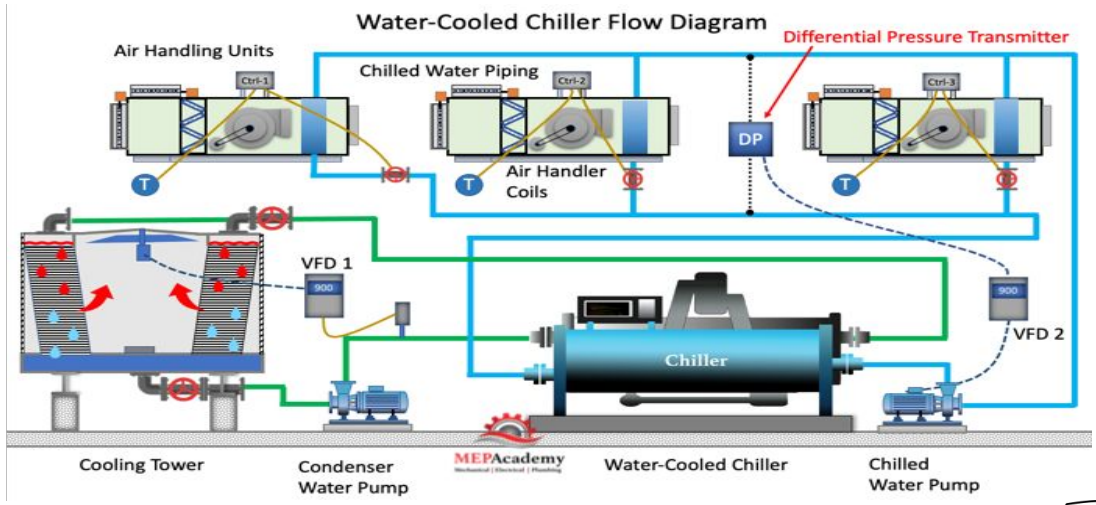






Boiler-Chiller Systems - Fan Coil Units

- Harbour View Elementary
- Hope View Middle
- Lake View Elementary
- Oak View Elementary



Ocean View School District

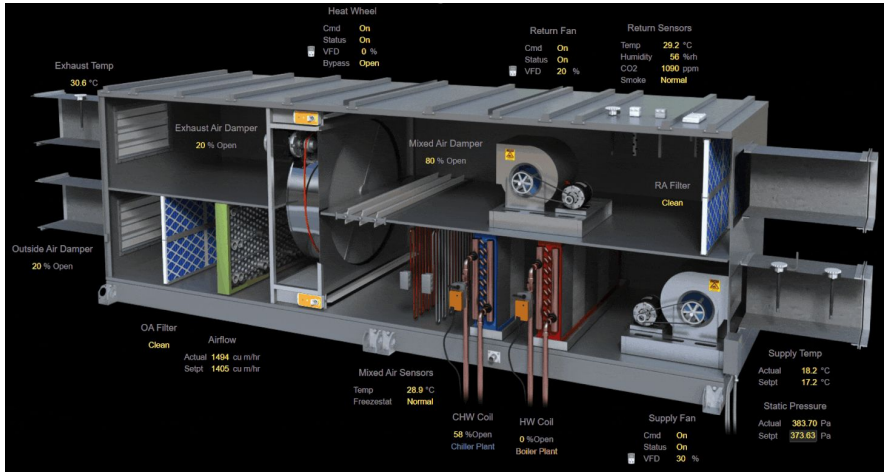
Existing HVAC SYSTEMS



Roof Top Unit Systems



- Circle View Elementary
- Golden View Middle
- Mesa View Middle
- Westmont Elementary (MPR)



Split Condensing/Furnace Systems

- Village View Elementary

Ocean View School District

HVAC – System Age and Conditions March 2026

Facility	Circle View	College View	Golden View	Harbour View	Hope View	Lake View	Marine View	Mesa View	Oak View	Star View	Village View	Vista View	Westmont
Central Heating	RTU HP	VRV	RTU NG/DX	Boiler	Boiler	Boiler	VRF	Boiler	Chiller	VRF		VRF DOAS	VRF
Central Cooling				Chiller	Chiller	Chiller		RTU DX	Boiler				
Terminal Units		FCU	VAV	FCU	FCU AC Units	FCU	FCU	VAV HW Reheat	FCU	FCU	Split DX/Furnace	FCU	FCU
Window Units	5 HP	3 HP	1 HP 3 Furnace	6 HP	7 HP	5 HP	6 HP	1 HP (3 Splits)	11 HP	4 HP and 3 Gas/DX	5 HP	5 HP	7 HP
Misc	2 Split DX			15 split furnace DX	5 RTU	2 RTU	5 RTU	5 RTU	3 RTU	2 RTU	3 RTU	1 RTU	

System is well within ASHRAE expected End of Life

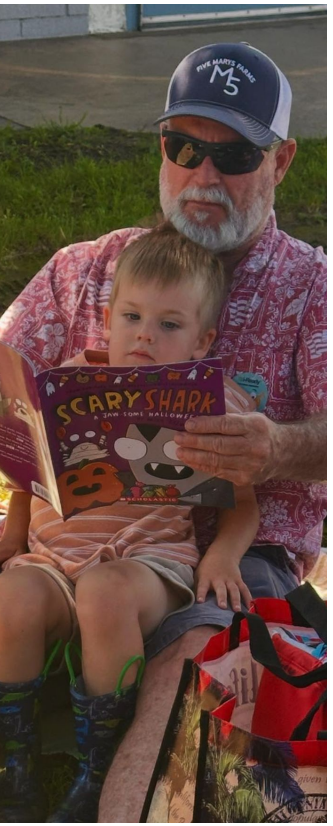
System within 5 years of ASHRAE expected End of Life

System has exceeded ASHRAE expected End of Life

Per ASHRAE Equipment Life Expectancy Chart

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Q & A

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