



Precision Controls

10603 County Highway MM
Viola, WI 54664-8834



Phone (608) 625 - 2100
Fax (608) 625 - 2913
Cell (608) 606-0043
E-mail: silva.bob@preconsteam.com
Web-site: www.preconsteam.com

A Division of SILVA LLC

4/19/16

To: Mike Conner -- U.W. Baraboo

From: Bob Silva

Subject: A-Building East penthouse roof leaking and condensing unit tipping into roof. Two options are available for dealing with this air conditioning unit. Here are budgets for these options, as well as, for adding A/C to the remodeled chemistry Lab area.

Option 1. Removing condensing unit for AHU-4 from penthouse roof and putting it back in place once the roofing project is completed:

East penthouse roof is going to be replaced so the condensing unit, which is tipping, will be lifted off. The Freon needs to be pumped down into the condenser and its refrigeration lines cut and capped. New refrigeration filter cores will need to be installed in the condensing unit's liquid line filter. The electrical conduit and wiring need to be disconnected and pulled inside, as well. Once the condensing unit is put back on the roof and everything tied back in, the refrigeration lines and electrical conduit need to be sealed by the roofers. The roofers also need to put in better roofing pads for the condensing unit. *Budget to do this is \$6,500 -- not including work to be done by roofers.*

Option 2. Replacing original condensing unit and coil for AHU-4:

AHU-4 which serves the east area of the top floor of A-Building has a condensing unit which was installed in 1985 or 1986 and sits on top of the east penthouse. It is at the end of its life expectancy. Since this condensing unit will be removed to repair the roof, it is a great time to replace this condenser and its evaporator coil. *Budget cost to replace this unit, including putting the condenser on the ground instead of back on the roof, new condenser and coil, new refrigeration piping and insulation, installation, pad, controls, disposal of original unit and Freon, and electrical work is budgeted at \$49,350. This doesn't include fencing it in.*

Adding air conditioning to the remodeled Chemistry Lab Area:

AHU-5 in the A-building east penthouse serves the remodeled chemistry lab area. When this area was a chemistry lab there was a lot of exhaust fans serving it so AHU-5 has 8,280 CFM of air flow to accommodate these exhaust fans. This represents around 25 tons of air conditioning, which is way too much for this area. To air condition this area requires 6 tons of a/c in the new classroom area and about 1.5 tons for the storage area. We are going to increase the storage area to 3 tons to accommodate this large room becoming, possibly, a future classroom or some sort of area used by students for a total of

71W4 - cutting back on roof
Requires add safety insulation
preclude putting unit on ground
future installation now
convenient if on ground

A-241

9 tons of air conditioning for this remodeled space. Because the air handler will provide enough fresh air we can use ductless split systems in the new classroom and storage area.

The classroom will have two ductless split systems – one for each side of the room with a wireless t-stat for each unit. The air will be diffused from the ceiling with a drop in ceiling cooling coil with diffuser. The condensing units will be mounted on the outside wall about six feet high to avoid dirt and grass from the lawn mowing yet easy enough to service with a six foot ladder. Another ductless split will be installed in the storage area the same way.

Budget cost for this, which includes the units, installation, and electrical work is \$37,600.

REVENUE/EXPENDITURE REPORT

Page: 1

4/18/2016

7:52 am

City of Baraboo

For the Period: 1/2/2016 to 4/30/2016

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 800 - UW Campus							
Revenues							
Dept: 80.00000 UW Campus							
47300.000 Appropriations	180,000.00	180,000.00	180,000.00	0.00	0.00	0.00	100.0
48110.000 Interest on Investments	0.00	0.00	155.51	0.00	0.00	-155.51	0.0
48300.000 Sale of Assets	0.00	0.00	6,491.34	0.00	0.00	-6,491.34	0.0
UW Campus	180,000.00	180,000.00	186,646.85	0.00	0.00	-6,646.85	103.7
Revenues	180,000.00	180,000.00	186,646.85 ✓	0.00	0.00	-6,646.85	103.7
Expenditures							
Dept: 80.55600 UW Campus							
00140.000 Commission Fees	1,400.00	1,400.00	0.00	0.00	0.00	1,400.00	0.0
00220.000 Telephone	0.00	0.00	89.96	89.72	0.00	-89.96	0.0
00260.000 Repair & Maint Serv-Buildings	12,000.00	12,000.00	9,929.97	4,408.97	29,741.00	-27,670.97	330.6
00280.000 Repair & Maint Serv-Facilities	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0
00350.000 Repair & Maint Materials	67,600.00	67,600.00	1,454.70	614.45	0.00	66,145.30	2.2
00390.000 Other Supplies & Expense	0.00	0.00	0.44	0.00	0.00	-0.44	0.0
00510.000 Insurance	24,000.00	24,000.00	12,269.25	0.00	0.00	11,730.75	51.1
00822.000 Building Improvements	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	0.0
UW Campus	180,000.00	180,000.00	23,744.32 ✓	5,113.14	29,741.00	126,514.68	29.7
Expenditures	180,000.00	180,000.00	23,744.32	5,113.14	29,741.00	126,514.68	29.7
Grand Total Net Effect:	0.00	0.00	162,902.53	-5,113.14	29,741.00	-133,161.53	

Commission Items

4/21/16

Outstanding items

A Building

East Penthouse roof

Must crane remove condensor to repair penthouse roof/ Refrigerant pumped out
Aquired pricing for budgeting of this

Entire roof needs replaced

Aquired pricing for budgeting of this

Condensors on the roof are reaching their end of life/ that will require a different refrigerant and Airhandler coil replacement. / AHU Replacement should be considered

The condensors need to be relocated off the penthouses for safety concerns during servicing. This will require roof support blocking when the roof is replaced.

Aquired pricing for budgeting of this

Abandoned equipment inside penthouse removed

Fume hood contractor has not been back since before spring break. They need to remove the hood from the wall to repair.

Safety Issue

Furnish labor and material to remove bad wire and PVC conduit, Install junction box and replace wire from junction box to breaker panel building out of power appox 1 day

Electrical Quote

\$9,555.00 *This is in the tunnel behind the lecture hall. This is the main feeder from the main breaker panel to the theater building. It is a live 400A line that is exposed in the blowout.*

Science Bldg

Accompanied Maly on the roof to try to find roof leak in SW commons area. Emailed them April 15 as to when they are coming back. **They have not responded yet.**

Spent 1/2 day with Fume hood Reps on double sided hood/ not fixed yet they will need to return/ They returned 3/7 and at the end of day said it would need to be pulled out to be repaired. Kraemer said they are not involved and Tom Pinion also reiterated that we are not to do it. So it is in the hands of the two companies to get this scheduled. **Still No word on when they plan to return.**

Kilgust looked at a heating water leak at the new AHU in the science building room A013. They will repair this leak after heating season as the system will need to be drained. **We will have to contact them to get scheduled**

While in the Science AHU Jim and Kilgust found a refrigerant line leak also. **Which they will be coming back to repair**

The new lights at the top stairway and the furthest south light do not light. **We will need to call Total to have them check out.**

We will need to contact the greenhouse contractor for the motor bracing adjustments to prevent the motor from overtorqueing and getting stuck

Roofs

Received pricing from Long Life. Hasheider was out no pricing yet. Called again Wed for their pricing

Accomplishments Window replacement completed Monday April 18. This includes west offices, south offices, IT Office, and 4 classrooms. Contractor offered us an extra window installed that he purchased for the job at a \$400 discount. Phil said to go with it as the rest of the windows will be done at some point. So I had them install the triple extra window on the north side in the computer lab. Invoice has gone to Cheryl. Is on Agenda for approval

Steve and Jim did a wonderful job coordinating with the window contractor. They removed the perimeter heat tube covers. They supported the fin tubes on adjustable stands I made. Removed the back cover/ support ahead of the contractor. Then after the windows were installed they cleaned the fin tubes for better heat transfer. Remounted the back cover/tube support to the new window frames. Then reinstalled the covers. Some of the covers had to be cut so they can be serviced in the future as they had walls built over them in place. Good job Guys. Thank you for your efforts.

Precision Controls came in at my request to give us guidance, options, and pricing on the removal of the east penthouse condensor for roof repair and options for that unit. He also gave us some information about A241 old Chemistry lab to get this space air conditioned.

Precision Controls has been on campus to check out and repair AHU's, Controls, valves, and operation of systems to correct many items we are finding aren't working correctly. Many of these are causing no heat, overheating, no water flow conditions dampers in the wrong position, and dampers inoperative..I am recommending we have them out in the fall and spring semi-annually to do checks on the operation and condition of equipment. Most of our equipment should be getting replaced now and also converted to DDC (Direct Digital Controls.) for an example we have several boilers but only one is DDC controlled. The others are only monitored. This makes operation much easier and gives you the ability to watch trends that will tell you if there is a problem before it fails.

Acoustical panels for Science Building. I have gotten a price for purchase and install per square ft. I also have a price for just installation if we purchase. Dundee had contact with Susan Lipp owner of Full Compass Systems in Middleton about these panels also.

Steve has signage to install yet in the A building.

Jim has serviced, cleaned, and sharpened grounds equipment in preparation for summer use
Started mowing/ finish cleaning up from snow removal City came out and swept lots

The elevator inspector was out and went over all 4 elevators. 3 needed something fixed to pass inspection. Mostly minor things. All but one item have been corrected. We still need covers over the sprinkler heads in one pit. We have called for the covers that the serviceman will drop off for the

We held a ~~second~~ auction to empty out more of the garage for maintenance use. We will have one more to finish

shid

removing equipment that was removed and upgraded in the science project.

We have also worked on sink removal and new sink installation in Geology A127A and removed sink installed into Physics Lab A238B

Action Electric Completed

A Building

Replaced switch in A-007B Science building wash room with a 24/7 timer.

B Building

Installed a light lockout switch for elevator per inspection

Lange Building

Elevator had floor replaced by Steve per Elevator inspector write up. Also installed emergency key box and car light switch

Theater building

We had a safety inspection of the art area from central office safety person. Jim installed a new glow in the dark exit sign.

Library

Carpet Specs

McGann Furniture and Flooring, Baraboo

Carpet replacement prep to start as soon as classes end.

Scheduled to start approx. 6-1-2016

1988 Chevy plow Pic This unit is at city garage after we lost reverse gear in the transmission. Estimated cost is \$2600 for repair. Should be looking for a replacement for this truck.

EMS Computer control program reprogramming

UW-BSC Campus Commission Bills

General Maintenance

UW-BSC reimbursement

Menards	misc supplies	\$	198.30
Fastenal	Threaded rod for perimeter heat mounting	\$	3.53
Menards	Material to waterproof lower walls in A-007B science building	\$	234.98
First Supply	New Sink for A127A Geology Lab, inc. faucet and drain related	\$	807.64

4-Apr 1-Apr 6-Apr 11-Apr 15-Apr
27.75 58.37 56.24 12.83 70.86

13-Apr
8-Apr Old sink moved to A238B Physics Lab

maintenance reimbursement total	\$ 1,244.45
---------------------------------	-------------

Direct Bill Commission

CenturyLink	monthly elevator phone charges Mar 17,16	\$	89.72
Glacier Glass	Window Replacement project Invoice PO 00002672	\$	29,741.00
Glacier Glass	Additional window installed at \$400 reduction	\$	2,000.00
Action Electric	#45427 B bldg, Elevator car light switch installed	\$	108.88
Action Electric	#45447 Remove and replace switch with 277V timer A-007B	\$	139.93
Precision Controls	Inv #29105 Consultation for A241 AC & penthouse condensor removal for roof repair to include options	\$	1,180.55
Pete's Glass	Storm window repair	\$	163.51
DSPS	Inv #403939 License to operate elevator "A" Bldg	\$	50.00
Schindler	Elevator return to service, Inspector error caused lockout	\$	301.77

14-Apr
14-Apr

13-Apr Shouldn't this be covered under contract?

withheld pending
discussion w/
service
vendor.

Total for all	\$ 33,775.36
---------------	--------------

add

inspection firm * 332.00

Arco fluid
power

metro fluid
power
(skid loader) * 978.66

* 36,028.70