

Dayton Metro Library
HVAC Maintenance Service RFP
Bi-Polar Ionization RFP
Addendum #1
October 20, 2020

Pre-Bid Meeting Notes

October 7, 2020

- Please sign in on the appropriate sign in sheet. This meeting will cover both the Bi-polar Ionization and HVAC Maintenance Services RFPs.
- Please wear your mask while in the buildings and maintain your social distance. This is Library policy.
- Be sure to print clearly so I can read your email addresses. Please leave me a business card if you have one.
- There will be an addendum to the RFP clarifying a few things. Please be on the lookout for this.
 1. Bid date is Monday, November 16th at noon for the HVAC Maintenance Services RFP.
 2. I am working with the engineers on our buildings to get the necessary pre-filter and final filter MERV ratings and frequency changed.
- All questions MUST be in writing to the email address listed in the RFP.
- Today's meeting is to allow you to look at the drawings and O&Ms for the buildings. All documents must stay in this room. You are welcome to stay until 5:30pm today to review documents. This room will close at 5:30.
- Most of our buildings and equipment are new as of 2012 with the following exceptions: Miami Township has an RTU and AHU that is 1999 and will be replaced in the coming year or two. Please refer to the RFP for additional information.
 1. Northmont
 2. Burkhardt
 3. Madden Hills
 4. Westwood
 5. Huber Heights
- I have an equipment list for each building. It is extensive and not complete. Please only take one copy. I will email the list to you if you would like. Add an asterisk to your name on the sign in sheet.
- The walk through of the buildings is Next week; Wednesday and Friday. It is mandatory if you want to be considered for this bid. There will be a sign in sheet at every location. If your name does not appear on the sign in sheet you may be disqualified from the bid.
- It is your responsibility to get accurate measurements of all the equipment for the purchase of the bi-polar ionization devices.
- The mandatory building tours October 14 and 16th will start at 8am each morning. Please arrive between 8 and 8:30. Once several contractors have made it through the building a library maintenance tech will move to the next building. We will attempt to move in three groups of so not everyone is in the buildings at the same times.

Questions to date for the HVAC Maintenance Services RFP AND Bi-Polar Ionization RFP:

- 1) Can we have an equipment list?
A: Yes. Please send an email requesting the list to apeterson@daytonmetrolibrary.org. The list is pretty extensive but is not 100% complete. This list is meant to show everyone the magnitude of our systems. We do not expect the enormous amount of VAVs to be checked quarterly. We are simply sharing the manufacturer, quantities and locations.
- 2) I'm asking if I need to send another from our company for the walk thru's, or if I can reschedule. If the Equipment Lists you will be providing at the Pre-Proposal meeting are detailed enough, I may be able to quote without a walk thru.
A: Please send a representative. Not attending the tours will disqualify you as a bidder.
- 3) The equipment list is very lengthy. Do you expect the service company to check every VAV?
A: No, we do not expect the VAV's to be checked unless we have an issue.
- 4) For the Imod installation is there an equipment count with coil sizes?
A: No, the intent of the building tours are for you to collect this information.
- 5) Is there an equipment list available with model and serial numbers?
A: The Bi-Polar Ionization RFP has an RTU/AHU equipment list attached to it. During the walk throughs, it was determined that two units from Westwood were left off the list on the Bi-polar ionization equipment list. Please see the revised equipment list emailed under separate cover.
- 6) Please let me know if there is an existing equipment list with equipment brands, type, and size for each along with filters and belts required for each of the buildings included in this bid. If not, are we able to come back and do the equipment surveys for each building?
A: The equipment list has serial and model numbers of the equipment. I do not have belt or filter sizes at this time. O&M binders are available at the Pre-Bid meeting. If you need additional time for the HVAC Services RFP once the scheduled tours are complete, we *may* elect to provide additional time in the buildings. Many buildings have identical equipment and you may find that the times allotted are sufficient.
- 7) Is there building automation systems (BAS) that control the HVAC systems in each building? I didn't see anything listed. If so, are they all stand alone or do they tie into a central system so your maintenance department can see all sites from a central location?
A: Each building has a stand-alone BAS that is then monitored by a supervisor. The BAS systems are not part of these RFPs.
- 8) The reason I asked for coil sizes is there may be units we need to open up and possibly enter. Will someone from be available to shut down and lock out the equipment so we can verify the coil sizes? Coil size information may be available in the submittals if these units were recently replaced.
A: Units will be shut down so they can be opened up for you to view and collect information.
- 9) Some of the equipment is custom and the recommended maintenance is not available on line. Are there O&M manuals available?
A: O&Ms were available to view during the pre-bid meeting.

- 10) Would you be able to help provide a public records request for the past bid tabulation?
A: The bid tab is attached.
- 11) Will there be a filter list provided prior to the walk-through next week? If not, will we be allowed to have more time to access all of the equipment prior to submitting our bid?
A: You will have ample time at the walk throughs to collect filter information. I am working to get filter information but I cannot guarantee it.
- 12) Sorry for such short notice but did we have to pre-qualify or be invited to the bid meeting?
A: Prequalification is not necessary.
- 13) Is this PM service agreement prevailing wage?
A: This is not a prevailing wage RFP.
- 14) Who would I need to contact to get copies of the last agreements for all locations under the freedom of information act?
A: The current agreement is attached.
- 15) After reading the Request for Proposal #8 Services Provided, it states that inactive buildings will be monitored by DML and any work will be performed on an as needed quoted basis. Is the Outreach Building to stay on the building list to be maintained under this contract?
A: Outreach is an active building that will be covered under this agreement. It is currently not scheduled to be replaced.
- 16) I also would like clarification for #8. Services Provided, A. Preventative Maintenance: It states that the Evaporator Coils are to be cleaned two (2) times a year. This is unusual, especially if you have MERV 10 or MERV 13 filters. Please clarify if this frequency is what you want for the evaporator coil cleaning.
A: Several of our locations have an exceptional number of trees near the buildings and require multiple coil cleanings each year. We have needed two cleaning a year in the past. Please provide two annual cleanings for this agreement.
- 17) Can we not bid all labor and full coverage lines? Or, do we need to fill in all lines? If all lines are to be filled out, what are the current warranties on all of the buildings newer HVAC equipment? Compressors? Heat Exchangers? Drives? Pumps? Etc. These things all help in determining the cost and risk to the contractor and to Dayton Metro Library.
A: I would like to see all lines filled out. By not providing optional costs, you may be risking your bid not be considered.
Unfortunately, I do not have warranty information for every piece of equipment. Please find attached dates of opening for all buildings which can assist you in determining your risk for a full coverage agreement. Please keep in mind if a building is not listed, the equipment is older than 2006. We do not have any information for the older buildings.
- 18) Currently, is the contract with Trame Mechanical PM Only, or is it Full Coverage, or Full labor? If PM Only, what has your annual cost been for labor and materials for the last two (2) year contract period?
A: Trame currently holds a PM contract for \$65,000 a year. Our payments to Trame for the past two years (including the annual contract) have been:

Dayton Metro Library
HVAC Maintenance Service RFP
Bi-Polar Ionization RFP
Addendum #1
October 20, 2020

2018 - \$76,990.81

2019 - \$113,897.06

- 19) There was a Daikin Heat Pump Split System condenser (Model RXS09LVJU) on the roof at Vandalia that was not on the list. The indoor unit was above the door in the IT room. Are they to be added?
A: The additional equipment for Burkhardt, Huber Heights, Main, Operations Center, Outreach, Vandalia and Westwood were added to the list and highlighted. It will be emailed under separate cover.
- 20) There were 2 Unit Heaters, gas heat in the warehouse of the Outreach Building that were not listed. Are they to be added to the list?
A: Please see answer #19.
- 21) Most buildings that we toured on Wednesday had a BMS system. (DDC Controls) Are the controls to be part of the contract?
A: The controls are not a part of this contract.
- 22) On Boiler Hot Water systems, is the chemical feed system and chemicals part of this contract?
Note: Same question also applies to chilled water systems.
A: The loops are maintained by Solid Blend. They will continue to service the loops.
- 23) We noticed during the tour that many of the sites were not open yet. What are the access hours for each site? Please list each site's access times if the times are different at every site. Will we need to schedule ahead with your main contact person to let us into the buildings?
A: Our technicians work 7:30am-4pm Monday -Saturday. Our buildings are open 9:30am-6pm. We will always have someone available to allow you access to the buildings. Please note you MUST go through the Facilities Department to gain access. Staff will never allow you access to a closed area of the buildings.
- 24) I have attached information for the Nu-Calgon iWave Bi-polar Ionization devices can you approve that these are an equivalent to the GPS IMod Ionization?
A: iWave can only be installed at Burkhardt, Westwood and Madden Hills locations only. All other buildings must have the GPS iMod Ionization devices installed.
- 25) Will we have to pay your controls company if we need assistance with VAVs?
A: You will not have to pay our controls company to assist with VAVs.
- 26) You are missing the mini splits at Vandalia. Can we get that information?
A: Please see the updated equipment list emailed under separate cover.
- 27) Do you have the square footage and tonnage of Northmont?
A: See the attached list of buildings for date opened and square footage. I do not have the tonnage.
- 28) Can we use your lift to access the equipment over 10' in the air?
A: If you schedule in advance, we will do our best to accommodate the use of our lift. Your technician will have to sign a waiver of release of liability and MUST have a valid lift certification. Our lift is a Genie GS-1930.
- 29) In your RFP you ask for a holiday labor rate. Can you clarify this if you are also asking for a full service contract.

Dayton Metro Library
HVAC Maintenance Service RFP
Bi-Polar Ionization RFP
Addendum #1
October 20, 2020

A: If we decide to go with a PM project only, the holiday and emergency labor rates will be beneficial to have should there be an emergency after hours. This rate will need to include your tech's time, all travel times and fees, OH&P, and all other fees that may be subject to this hourly rate.

30) Can you clarify the due date?

A: Bids for the HVAC Maintenance Services are due before noon on Monday, November 16, 2020. A bid opening will occur shortly after noon in the Main Library Forum on the first floor. Bids for the Bi-Polar Ionization are due before noon on Friday, October 30, 2020. A bid opening will occur shortly after noon in the Main Library Forum on the first floor.

31) The equipment list shows a generator, sump pumps, valve kits and valves. Are these pieces of equipment included into the RFP?

A: The generator, plumbing, and or electrical equipment on the list are not included in this RFP. If a valve or valve kit is associated with the HVAC system, it should be covered under the full-service portion of the RFP.

32) VAV Boxes...are any of the VAV boxes fan powered? If so, what location and how many?

A: To my knowledge none of our VAVs are fan powered.

33) Are we to clean and punch the chiller tubes annually?

A: Yes, the chillers will need to be cleaned and punched annually in the winter months.

34) Are we to include Eddy Current testing for the water-cooled chillers? When was the last Eddy current test conducted?

A: I am currently digging into our service reports to see if this information is part of the reports. If there is a report, it will be forwarded under separate cover.

35) Exhibit C Proposed Costs: Question. The first line on this page "Proposed Preventive Maintenance Program Annual Cost for services described in the documents" do you just want to see material cost only on this line with no labor?

A: The Preventative Maintenance Program annual cost should include labor, material, travel expenses, OH&P, and anything else that should be included in that annual cost.

36) Water cooled chillers, if you are requesting a full-service option we will need to include chiller compressor insurance. Have you had any repairs or issues with the current Trane chiller compressors?

A: There have not been any repairs to the Trane chiller compressors at the Main Library.

37) Are cut sheets available for the AHUs at the main branch? Specifically, the following units for coil sizes: AHU 1, AHU 2, AHU 3, AHU 4

A: The link to the cut sheets is below.

38) Will the split systems also receive the Bi-Polar Ionization devices?

A: No, the split systems only services the IT closets. They will not get the bi-polar ionization devices.

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Sign-in Sheet "A"

Group A

Dayton Metro Library
 HVAC Maintenance Services & Bi-Polar Ionization RFPs
 Sign in Sheet
 Please Print CLEARLY

Burkhardt	Name	Company	Telephone Number	Email Address	MUST CHECK ALL that apply!!!!	
					Bi-Polar RFP	Maint. Service RFP
	Kyle Looney	W.ikel	937-271-4763	Kyle.Looney@w.ikelenergy.com	✓	✓
	Byron Schenck	W.ikel Energy Systems	937-432-1671	Byron.Schenck@w.ikelenergy.com	✓	✓
	Tanner Ayers	Energy Options	937-239-9656	tayers@energyopt.com	X	
	Tom. Gigliotti	DeBiq-Kumpel	937-414-4308	tgigliotti@dkemcor.com	X	X
	Nate Johnson	Debra Kumpel	513-678-9186	njohnson@dkemcor.com	X	X
	CHAD NULL	CSUSA	937-917-6059	Chad.Null@Comfor1575USA.com	✓	✓
	JEFF DOLLAN	CMTICAL ARE	513-739-5757	J.DOLLAN@CMTICALARE.com		
	Seth Ovorston	Perfection Group	937-941-8522	Soverton@perfectiongroup.com		X

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Sign-in Sheet "B"

Group B

Dayton Metro Library
 HVAC Maintenance Services & Bi-Polar Ionization RFPs
 Sign in Sheet
 Please Print CLEARLY

Burkhardt	Company	Telephone Number	Email Address	Bi-Polar RFP	Maint. Service RFP
ACLU GADD KELLY REED	Air Force One CHW MECHANICAL	937-595-3937 937-681-1977	Jgadd@airforceone.com kreed@CHWMECHANICAL.COM	✓	✓
Bob Scholtz/Kothe	Sure Mechanical	513-400-7900	b.scholtz@kothe@SureMechanical	✓	✓
Herry Green Courtney Bacik	Sure Mechanical EEMA	513-615-7330	hgreen@suremechanical.com CBACIK@engr.concordia.edu	✓	✓
BRAND MUSAECHE Tate Bowen	EEMA DRAF	513-681-6723 614-584-7947	B.Musaechia@engr.concordia.edu Tatebowen@DaytonReliableAirFilter.com	✓	✓

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Sign-in Sheet "C"

Group C

Dayton Metro Library
 HVAC Maintenance Services & Bi-Polar Ionization RFPs
 Sign in Sheet
 Please Print CLEARLY

Burkhardt			Telephone Number	Email Address	Bi-Polar RFP	Maint. Service RFP	MUST CHECK ALL that apply!!!!
Name GREG WOLFE	Company TRAMIE MECH	937-477-0725	greg@tramech.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Bill H	Tranz	937-256-1000	billh@tranzmch.com	<input checked="" type="checkbox"/>			
Don Mallings	Enapse	937-553-4207	DonMallings@enapse.com	<input checked="" type="checkbox"/>			
Jeff Eckley	AMS	937-901-2301	jeckley@appliedmechanicsbys.com	<input checked="" type="checkbox"/>			
Keith Seank	J Feldker	858-391-6583	kseank@feldkermechanical.com	<input checked="" type="checkbox"/>			
Joshua Winigren	Triton	513-383-0604	JWINEGRAEE@TritonServicesINC.com	<input checked="" type="checkbox"/>			

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Dayton Metro Library Building information

Building	Address	Main level SF	Basement SF	Total SF	Open date
Main	315 East Third Street, Dayton, Ohio 45402	135,925	65,400	201,325	Aug-17
Brookville	120 Blue Pride Drive, Brookville, Ohio 45309	12,177		12,177	Aug-16
Burkhardt	4680 Burkhardt Avenue, Dayton, Ohio 45431	7,998		7,998	
Electra Doren	701 Troy Street, Dayton, Ohio 45404	4,926	1,800	6,726	Jan-15
Huber Heights	6160 Chambersburg Road, Huber Heights, Ohio 45424	20,400		20,400	
Kettering Moraine	3496 Far Hills Avenue, Kettering, Ohio 45429	13,090	2,333	15,423	Oct-16
Madden Hills	2542 Germantown Street, Dayton, Ohio 45417	6,987		6,987	
Miami Township	2718 Lyons Road, Miamisburg, Ohio 45342	18,175		18,175	Nov-15
Miamisburg	545 East Linden Ave., Miamisburg, Ohio 45342	16,174		16,174	Feb-17
New Lebanon	715 West Main Street, New Lebanon, Ohio 45345	11,355		11,355	Jul-16
Northmont	333 W. National Road, Englewood, Ohio 45322	6,862		6,862	
Nothwest	2410 Philadelphia Drive, Dayton, Ohio 45405	30,077		30,077	Apr-16
Operations Center	120 South Patterson Blvd, Dayton, Ohio 45402	39,374		39,374	Oct-15
Outreach	2293 Arbor Blvd , Dayton, Ohio 45439	5,184		5,184	
Southeast	21 Watervliet Ave., Dayton, Ohio 45420	22,442		22,442	Aug-19
Trotwood	651 E. Main Street, Trotwood, Ohio 45426	10,267		10,267	Jul-20
Vandalia	330 S. Dixie Drive, Vandalia, Ohio 45377	19,465		19,465	Nov-16
West Carrollton	300 E. Central Avenue, West Carrollton, Ohio 45449	17,331		17,331	Oct-18
Westwood	3207 Hoover Avenue, Dayton, Ohio 45402	9,042		9,042	
Wilmington-Stroop	3980 Wilmington Pike, Kettering, Ohio 45429	21,031		21,031	Jun-19

Bid Document for 2006 HVAC Maintenance RFP: See Exhibit A full document.

GENERAL CONDITIONS

A. CONTRACTOR PERFORMANCE (Level of Maintenance)

The Contractor shall perform preventative/periodic maintenance on the equipment listed herein at frequencies stated. Equipment maintenance shall be performed in accordance with the manufacturer's recommended procedures. Where required, the Contractor shall obtain copies of technical manuals from the equipment manufacturer that describes maintenance procedures to accomplish the contract requirements. The technical manuals shall remain in the equipment rooms where equipment is located or in a place designated by the Owner. The following is not included in this Proposal: The replacement or repair of non-moving parts of heating, cooling and ventilation equipment such as insulation, ductwork, damaged boiler sections or tubes, coils, power wiring, unit casings, clogged building drains (drains beyond equipment), and building sanitary and storm piping.

B. INITIAL INSPECTION AND REPAIR

The successful Contractor and representative of the Owner shall make an initial inspection of all equipment covered in this contract and determine the status of the equipment, i.e., operative or inoperative. The Contractor shall not be required to service equipment that is inoperative until it is repaired to acceptable industry standards. The Contractor, however, shall be responsible for equipment repair resulting in damage caused by Contractor personnel negligence.

C. EMERGENCY SERVICE RESPONSE

Service required to safeguard life or property shall be provided by the Contractor. The Contractor upon receipt of notice from the Owner indicating a malfunction in any of the HVAC systems covered by this contract shall provide to the Owner 365 day, 24 hour per day (including holidays) service response within four (4) hours of said notice.

D. CHANGES TO SYSTEMS

If additions or deletions of equipment are made to any of the HVAC systems which materially affect this contract, the contract shall be modified to incorporate such changes and the contract price adjusted accordingly.

E. EXCLUSIONS

The service to be provided under this contract, unless otherwise specified, shall not include the following:

Equipment under warranty. The Contractor shall advise the Owner if such equipment becomes defective within the warranty period. During the warranty period the Contractor is not responsible for replacing such equipment, but shall be

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Bid tab for 2006 HVAC Maintenance RFP

HVAC MAINTENANCE CONTRACT FOR DAYTON METRO LIBRARY: BID RESULTS APRIL 12, 2006 @ 3:00 P.M.				
VENDOR	YEAR 1 BID	YEAR 2 BID	YEAR 3 BID	BOND AGENT REMARKS
DeBra-Kuempel	88,860.00	91,536.00	94,320.00	TRAVELERS CASSIDY 274,656
TAC/Tour Andover Controls	100,472.00	122,279.00	124,113.00	PARSH 366,864
Engineering Excellence	88 NB	NB	NB	NB
Keeran Mechanical	NB	NB	NB	NB
Osterfeld Champion Services	81,328.00	85,394.00	89,664.00	LINT 256,386
Response Mechanical	74,500.00	76,340.00	78,345.00	ORTO FRANERS 229,185
RPC Mechanical	100,993.00	100,993.00	103,012.00	ST PAUL TRAVELERS 304,998
Superior Mechanical	119,360.00	119,474.00	121,864.00	PROWSE 360,698
Trane Mechanical	70,040.00	72,141.00	74,305.00	CINN.INS 216,486
Trane Mechanical	156,706.00	159,840.00	163,037.00	PRINCE 479,583

Dayton Metro Library
HVAC Maintenance Service RFP
Bi-Polar Ionization RFP
Addendum #1
October 20, 2020

Current Contract with Trame Mechanical: See Exhibit B for full document.

November 13, 2017

Dayton Metro Libraries
120 S. Patterson Blvd.
Dayton Ohio 45405

Attn: Angela Patterson

Subject: PM Agreement

Dear Angela,

Trame Mechanical is pleased to offer pricing for your Full Maintenance Contract for the Buildings below:

Buildings for service in 2018:

Main
Belmont
Brookville
Burkhardt
EC Daren
East
Gentile (limited)
Huber Heights
Kettering Moraine
Madden Hills
Miami Township
Miamisburg
New Lebanon
Northmont
Northwest
Operations Center
Outreach
Trotwood
Vandalia
Westwood

The Buildings Listed below will be billed out only on a time and material basis

Old Buildings to keep an eye on:

Dayton View
Northtown Shiloh
Ft. McKinley
Old Miamisburg
Old Brookville



1700 EAST FIRST STREET
DAYTON, OHIO 45402
www.tramemech.com
E-mail: trame@tramemech.com

**MECHANICAL
INC**

(937) 258-1000
Fax (937) 258-2898

AMP
8-13-18

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Main Library AHUs 1-4 submittal: See Exhibit C for full document.



SHOP DRAWING REVIEW

Project No. 2013-06023

8/25/2015

Project: Dayton Metro Library – Main Library

LWC Incorporated
 Attn: Eddie Howlett

Discipline: HVAC

Item	No. Copies	Drawing No.	Manufacturer	Description	Disposition
A	1		Air Flow Equipment	Custom Outdoor Air Handling Units	X Reviewed Approved as Submitted Approved as Noted Rejected-Resubmit
B					Reviewed Approved as Submitted Approved as Noted Rejected-Resubmit
C					Reviewed Approved as Submitted Approved as Noted Rejected-Resubmit

Item Remarks:

Distribution and No. of Copies:

___ Architect/Client:

___ File Copy

By: Craig Rohren
 Dayton Office

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 1400 W. Dorothy Lane
 Dayton, OH 45409
 P: 937-224-0861
 F: 937-224-5777

Columbus Office
 5077 Olentangy River Rd.
 Columbus, OH 43214
 P: 614-457-2696
 F: 614-457-4021

Lawrenceburg Office
 134 Walnut St.
 Lawrenceburg, IN 47025
 P: 812-537-0331
 F: 812-537-9985

Indianapolis Office
 3850 Priority Way South, Ste. 204
 Indianapolis, IN 46240
 P: 317-571-8795
 F: 317-641-1705

Dayton Metro Library
 HVAC Maintenance Service RFP
 Bi-Polar Ionization RFP
 Addendum #1
 October 20, 2020

Updated Equipment list affecting BOTH RFP's: See additional attachment for full document.

Dayton Metro Library
 Equipment List

Item Number	Type	Manufacturer	Date Purch	Location	Tag #	Model Number	Serial Number
BR Bookshelf							
BR HW Pump	pump	Bell & Gossett	3/1/15	mechanical room			C219558-01 B61
BR HW Pump	pump	Bell & Gossett	3/1/15	mechanical room			C219558-01 B61
BV Pump Motor	mpump motor	US Motors	3/1/15	mechanical room		GDCKFD4-1251	
BV Pump Motor	pump	Bell & Gossett	3/1/15	mechanical room		BV15M325N1200	279627
BV Reducing Valve	valve	Bell & Gossett	3/1/15	mechanical room	WN 1	RT-12	
BV VAV1-01	valve	Bellmo	4/1/15	Staff work room	WAV1-01B	DESV	348948 coil W13 - 3 row RH
BV VAV1-01	valve	Bellmo	4/1/15	Staff work room	WAV1-02B	DESV	348948 coil w24 - 4 row LH
BV VAV1-01	valve	Bellmo	4/1/15	Staff break room	WAV1-03B	DESV	348948 coil w23 - 3 row LH
BV VAV1-04B	valve	Bellmo	4/1/15	Quad	WAV1-04B	DESV	348948 coil W15-3 row RH
BV VAV1-04B	valve	Bellmo	4/1/15	Children's storage	WAV1-05B	DESV	348948 coil W23 - 3 row LH
BV VAV1-01	valve	Bellmo	4/1/15	mechanical room	WAV1-06	DESV	348948 coil W13 - 3 row RH
BV Valve VAV 1	valve	Bellmo	4/1/15	Staff work room	WAV 1-01	B211-TR24-S-T	B211: 1/2", Cv=1.9
BV Valve VAV 2	valve	Bellmo	4/1/15	Staff work room	WAV 1-02	B308-TR24-S-T	B308: 1/2", Cv=0.46
BV Valve VAV 3	valve	Bellmo	4/1/15	Staff break room	WAV 1-03	B308-TR24-S-T	B308: 1/2", Cv=0.6
BV Valve VAV 4	valve	Bellmo	4/1/15	Quad	WAV 1-04	B308-TR24-S-T	B308: 1/2", Cv=0.46
BV Valve VAV 5	valve	Bellmo	4/1/15	Children's storage	WAV 1-05	B311-TR24-S-T	B311: 1/2", Cv=1.9
BV Valve VAV 6	valve	Bellmo	4/1/15	mechanical room	WAV 1-06	B211-TR24-S-T	B211: 1/2", Cv=1.9
BV Valve K18 V1R 1-3	valve kit	Bell & Gossett	4/1/15	Staff work room	V1R 1-3	AC3V Valve kit	VK101521-1 D61
BV Valve K18 V1R 1-3	valve kit	Bell & Gossett	4/1/15	Staff break room	V1R 1-3	AC3V Valve kit	VK101521-1 D61
BV Valve K18 V1R 1-4	valve kit	Bell & Gossett	4/1/15	Quad	V1R 1-4	AC3V Valve kit	VK101521-1 D61
BV Valve K18 V1R 1-5	valve kit	Bell & Gossett	4/1/15	Children's storage	V1R 1-5	AC3V Valve kit	VK101521-1 D61
BV Valve K18 V1R 1-6	valve kit	Bell & Gossett	4/1/15	mechanical room	V1R 1-6	AC3V Valve kit	VK101521-1 D61
BV expansion tank	expansion tank	Bell & Gossett	4/1/15	mechanical room	HT	BV15M325N1200	279626
BV Expansion Tank	expansion tank	Bell & Gossett		mechanical room	HT	D40	326572
BV Boiler 1	boiler	Learn	4/1/15	mechanical room	HWB1	NTV1750ALD3	016367024
BV BV	valve		3/1/15	mechanical room		79C-45	110133
BV Split System cassette	mini split	Daikin		IT Closet		FTK12NMVLU	0000617
BV Split System condenser	mini split	Daikin		Roof		RK12NMVLU	0000547
BV RTU1	Roof Top Unit	Valent	1/1/15	Roof	RTU1	VPRX-310-30C-HW-4-10X	14404690
BV RTU2	Roof Top Unit	Valent	1/1/15	Roof	RTU2	VPRX-310-35C-HW-4-10X	14404692
BV RTU3	Roof Top Unit	Daikin	3/1/15	Roof	RTU3	DP50160HWZHW-4	FRUJ16010463
BV EF-1	Roof Top Unit	Cook	4/1/15	roof	EF-1	120 ACE 130C17DEC	1065012453-CQ/D-001701
BV CLH1	cabine unit heater	Behnder-Rising	7/24/15	2nd lobby	CLH1	QDLH 20VA SPDU H15	807063888
BV VFD HWP 01	VFD	Eaton	3/1/15	mechanical Room	VFD 1	CA6HMX017ALNALS	13870518
BV VFD HWP 02	VFD	Eaton	3/1/15	mechanical Room	VFD 2	CA6HMX017ALNALS	13870517
BV HWP2	Hot water pump	Bell & Gossett		mechanical Room	HWP 2	C219554-02A61	
BV HWP3	Hot water pump	Bell & Gossett			HWP 3	C219557-01 B63	
BV HWP 03	Hot water pump	US Motors		mechanical Room	HWP 3	GDCKFD4-1251	282097
BV Sump/Dis pump 01	sump/dis pump	Grundfos	3/1/15	mechanical room	ACSP 01	Type LP15-255P	PH 538277171
BV W1-01	Water Heater	AO Smith	3/1/15	mechanical Room	WN 01	DEL30110	1610M002003
BV TW5-1	hot water exp tank	AO Smith		mechanical Room	TW5-1		15/4895521
BV BP Feeder 01	By-pass feeder	JL Wingert Co	8/1/13	mechanical Room	BPF 01	PF-DB-541D	518
BV HW-1	air sep inlet valve	NIBCO	4/1/15	mechanical Room	HW-1		
BV HW-2	air sep outlet valve	NIBCO	4/1/15	mechanical Room	HW-2		
BV HW-3	HWP1 inlet shut off	NIBCO	4/1/15	mechanical Room	HW-3	LC2000	
BV HW-4	HWP2 inlet shut off	NIBCO	4/1/15	mechanical Room	HW-4		
BV HW-5	HWP1 outlet triple	NIBCO	4/1/15	mechanical Room	HW-5		
BV HW-6	HWP2 outlet triple	NIBCO	4/1/15	mechanical Room	HW-6		
BV HW-7	boiler inlet shut off	NIBCO	4/1/15	mechanical Room	HW-7		
BV HW-8	boiler outlet shut off	NIBCO	4/1/15	mechanical Room	HW-8		
BV HW-9	heating system out	NIBCO	4/1/15	mechanical Room	HW-9		
BV HW-10	heating system in	NIBCO	4/1/15	mechanical Room	HW-10		
BV HW-11	heating branch val	NIBCO	4/1/15	staff work room	HW-11		
BV HW-12	heating branch val	NIBCO	4/1/15	staff work room	HW-12		
BV HW-13	valve	NIBCO	4/1/15	staff work room	HW-13		
BV HW-14	valve	NIBCO	4/1/15	staff work room	HW-14		
BV HW-15	valve	NIBCO	4/1/15	staff work room	HW-15		
BV HW-16	valve	NIBCO	4/1/15	staff work room	HW-16		
BV HW-17	AHU3 supply shut	NIBCO	4/1/15	staff work room	HW-17		
BV HW-18	AHU3 return shut	NIBCO	4/1/15	staff work room	HW-18		
Berkhardt							
BK Boiler	boiler	Wals-McLain	unknown	mechanical room		Ultra 299	CF9040330
BK Hot Water Heater	hot water heater	AO Smith	1/22/07	mechanical room		GCV 40 100	A074107198
BK circ pump	circulation pump	Bell & Gossett	unknown	mechanical room		Series 100 AB	2061921F
BK Exp tank	expansion tank	Alamo	unknown	mechanical room		ST-5	14328927
BK Exp tank	expansion tank	Quality Tanks, Inc	unknown	mech rm ceiling			
BK HW pump	hot water pump	Bell & Gossett	unknown	mechanical room			102,214 2" L50
BK RTU1North	roof top unit	Bryant	unknown	roof (nearest ladder)		180-5590	46A 6063
BK RTU1South	roof top unit	Carrier	unknown	roof		4877F012511	3602250699
BK Ex Fan	exhaust fan	Centri-Master	unknown	roof		EF-1	AK23843
EC Down							
ECD LH-1	cabinet unit heater	fitting		air handler room	LH-1	RUG4H1015AC	140213030
ECD LH-2	cabinet unit heater	fitting		storage room	LH-2	RUG4H1015AC	140227007
ECD B-1	boiler	Lochinvar		Mech Rm	B-1	EBN286	A14H10287119
ECD B-2	boiler	Lochinvar		Mech Rm	B-2	EBN286	J13H10270782
ECD HWP-1	hot water pump	Baldor Ballancer		Mech Rm	HWP1	CA6HVL1310	Spec # 35D15V168
ECD HWP-2	hot water pump	Baldor Ballancer		Mech Rm	HWP1	CA6HVL1310	Spec # 35D15V168
ECD RW 1	radiating valve	Bell & Gossett		Mech Rm		RT-12	
ECD Chem Fed 1	chemical feeder	JL Wingert		Mech Rm		PF-DB-541D (no Cartridge)	714
ECD HWH	hot water heater	Rheem		Mech Rm		PROG40-36N S162	Q181921007
ECD Exp Tank	expansion tank	Therma-Span		Mech Rm		318463-000	
ECD ACU-1	AC unit	Libbert		Mech Rm	ACU-1	Part#16378925	C14F82640
ECD VDF-01	VFD	Yaskawa		air handler room		Z1C1D099FM	4W1495654790001
ECD VDF-02	VFD	Yaskawa		air handler room		CMR-2L24K05FA6	1W1495655900001
ECD AHU-01-3	air handling Unit	Carrier		community room	AHU-3-1	38AN1400220815K02	2614119190
ECD VAV 1	VAV	Prior	8/27/14	community room	VAV1B1	SDV5000	Prior Ord# 997090
ECD VAV 2	VAV	Prior	8/27/14	community room	VAV1B2	SDV5000	Prior Ord# 997090
ECD VAV 3	VAV	Prior	8/27/14	hall to toilet rm	VAV1B3	SDV5000	Prior Ord # 997090
ECD VAV 4	VAV	Prior	8/27/14	Staff work room	VAV1B4	SDV5000	Prior Ord # 997090
ECD VAV 5	VAV	Prior	8/27/14	Staff work room	VAV1B5	SDV5000	Prior Ord # 997090
ECD VAV valve 1	valve	Bellmo	8/27/14	community room	VAV-1	B3138 TR24-S-T	B3138: 1/2"
ECD VAV valve 2	valve	Bellmo	8/27/14	community room	VAV-2	B3088 TR24 ST T	
ECD VAV valve 3	valve	Bellmo	8/27/14	hall to toilet rm	VAV-3	B3138 TR24-S-T	B313
ECD VAV valve 4	valve	Bellmo	8/27/14	Staff work room	VAV-4	B3088 TR24 ST T	B308
ECD VAV valve 5	valve	Bellmo	8/27/14	staff work room	VAV-5	B3088 TR24 ST T	B3088: 1/2", Cv=0.8