

Phil Doege <pdoege1@gmail.com>

Mon,
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to Lorntz, William, John, Anastasia

Faye,

Thanks for your hospitality on Friday and great to meet your Assistant Manager Leslie.

In our survey we wanted to know how many PTAC's have R-22 refrigerants in them. During our walk thru we discover that PTAC size varied from 7000 BTU units to 9200 BTU units. What was available was installed to keep the room operational when replacement was needed. All of your single bed suites could use a 7200 BTU size unit which should help match the load requirements in the room. Many of these rooms were using a 9000 BTU unit. Selecting the correct size of PTAC to fit your room size will also improve efficiency and reduce energy consumption.

I would recommend having the PTAC units in the hallways reviewed by an engineer to confirm size needed for the size of the hallways. First floor hallway had East end 7700 BTU unit, West end had 9000 BTU unit. Second floor had the same with the East end having the 9000 BTU unit and West end having the 7700 BTU unit.

Third and fourth floor hallway units were all 9000 BTU's units. Also need to confirm that all Outdoor Air Dampers are open to get make up air in the suites and hallways.

All of your units need cleaned at least once a year to keep them operating efficiently.

Summary by floor:

First Floor

- 10) R-22 units
- 20) R-410 A units

Second Floor

- 21) R-22 units
- 13) R-410 A units

Third Floor

- 17) R-22 units
- 16) R-410 A units

Fourth Floor

- 27) R-22 units
- 7) R-410 A units.

Total R-22 units = 75

Total R-410 A units = 56

All appliances manufactures had to change to R-410 A or its equivalent by 2010 and eliminate the use of R-22 refrigerant. This gives you a good idea of the age of your units. 75 of your units are a minimum of 13 years old.

Hope this information will help you with your future management decisions.

Phil