School	Tag	Description	Recommendation	ABS Comments - (DEB is ABS's programmer initials)
				Work reviewed by ABS as of Jan 12, 2021
Berlin High School	AHU-1 (phase 1)	The energy recovery wheel failed to enabled when commanded “on” by the BMS.	Issue should be further reviewed by ATC contractor.	Fixed Graphic Display-DEB
Berlin High School	AHU-1 (phase 1)	The hot water valve failed to modulate open when commanded. Appears to be stuck closed.	Either repair/replace valve actuator.	Cycled Power/Drove Vlv Hit 80deg supply Temp-DEB
Berlin High School	AHU-2 (phase 1)	The energy recovery wheel failed to enabled when commanded “on” by the BMS.	Issue should be further reviewed by ATC contractor.	Fixed Graphic Display-DEB
Berlin High School	AHU-3 (phase 1)	The energy recovery wheel failed to enabled when commanded “on” by the BMS.	Issue should be further reviewed by ATC contractor.	Fixed Graphic Display-DEB
Berlin High School	AHU-2 (phase 2)	The CO2 sensor for this unit is only reading 12.8 ppm	Issue should be further reviewed by ATC contractor.	Replaced Co2 Sensor-DEB
Berlin High School	AHU-9	The low limit device (freeze stat) could not be tripped due to location.	Operation should be confirmed to protect coil. This can be done by adjusting the trip temperature higher on a cold day.	Freeze Stat Must Be Held 2mins Until Vlv Is Fully Open-DEB
Berlin High School	DOAS-3	Many of the fins on the chilled water coil have been folded over.	Fins should be combed out.	
Berlin High School	DOAS-2	Mold observed on the chilled water insulation jacket within the unit	Recommend removing moldy insulation. If insulation must be re-installed, PVC jacketing should be used.	
Berlin High School	DOAS-2	Small areas of the chilled water coil fins are pushed in	Fins should be combed out for best efficiency	
Berlin High School	DOAS-2	Energy recovery wheel is starting to get dirty	Media should be cleaned to maintain efficiency	
Berlin High School	DOAS-2	the CO2 sensor is 114 ppm out of calibration.	Device should be calibrated	Calibrated To Lower -DEB
Berlin High School	AHU-10	The pre-filter screens are dirty and damaged	Screens should be fixed and washed	
Berlin High School	AHU-10	Hot water coil has small areas where dust is collecting in the fins (top corner)	Coil should be cleaned	
Berlin High School	AHU-10	The energy recovery wheel is very dirty on this unit	Media should be cleaned to maintain efficiency	
Berlin High School	AHU-10	The RA CO2 sensor is reading -491 ppm	Device should be calibrated or replaced	Replaced Co2 Sensor-DEB
Berlin High School	AHU-10	The energy recovery wheel LAT sensor measured 3 degrees below SES measurement	Device should be calibrated	Calibrated To 3 Deg Higher-DEB
Berlin High School	AHU-1	There is no pre-filter installed	Pre-filters should be installed to extend the life of the final filters	
Berlin High School	AHU-1	The final filters are MERV 8.	A MERV 13 or higher should be installed on the units	
Berlin High School	AHU-1	The hot water coil is dirty at the lower portion	The coil should be cleaned	
Berlin High School	AHU-1	the CO2 sensor is 200 ppm out of calibration.	Device should be calibrated	Recalibrated-DEB
Berlin High School	AHU-1	OA flow station reading -15000. Should be checked by TAB	Device should be calibrated	Repaired Damaged Wiring-DEB
Berlin High School	AHU-1	The high static safety switch is not piped (the pneumatic tube has been removed)	Safety devices should be properly connected	Reconnected as Required-DEB
Berlin High School	DOAS-1	Mold observed on the chilled water insulation jacket within the unit	Recommend removing moldy insulation. If insulation must be re-installed, PVC jacketing should be used.	
Berlin High School	DOAS-1	The face dampers do not close all the way (remain about 5% open when commanded closed)	Damper should be adjusted to provide proper closure	
Berlin High School	DOAS-1	The hot water control valve did not modulate open when the freezestat button was pushed.	ATC should review to make sure the HW valve opens upon a freeze condition	Freeze Stat Must Be Held 2mins Until Vlv Is Fully Open Tested-DEB
Berlin High School	AHU-5	The pre-filter screens are very dirty	Screens should be cleaned when filter changes are completed.	
Berlin High School	AHU-5	The RA filters are damaged and not filtering properly	Replace damaged filters to assure proper filtration	
Berlin High School	AHU-5	The energy wheel is very dirty due to damaged RA filter media, and loose insulation found in the RA cabinet	Remove loose insulation from cabinet and clean recovery wheel media to maintain efficiency	
Berlin High School	AHU-5	The RA CO2 sensor is reading 10.4 ppm	Device should be replaced	Replaced Co2 Sensor-DEB
Berlin High School	AHU-5	The EA compartment door is frozen shut and was extremely difficult to open.	Recommend adjusting door for proper operation.	
Berlin High School	AHU-6	The blocking plate at the OA final filter is missing	Install blocking plate to assure proper filtration	
Berlin High School	AHU-6	The pre-filter was MER 10, and the final filter only MERV 8.	Recommend minimum filtration level to be MERV 13	
Berlin High School	AHU-6	The hot water coil is very dirty	The coil should be cleaned	
Berlin High School	AHU-6	The hot water coil has small areas where the fins are pushed in	Coil should be combed	
Berlin High School	DOAS-7	Mold observed on the chilled water insulation jacket within the unit	Recommend removing moldy insulation. If insulation must be re-installed, PVC jacketing should be used.	
Berlin High School	DOAS-7	The chilled water coil has areas where the fins are pushed in	Coil should be combed	
Berlin High School	DOAS-7	The face dampers do not close all the way (remain about 5% open when commanded closed)	Dampers should be adjusted	
Berlin High School	DOAS-7	The chilled water actuator is in alarm at the BAS. It appears that this is because the actuator feedback does not match the commanded value. The value displayed was 23.6% when the valve was fully closed	Chilled actuator should be reviewed by ATC	Actuator FBK Pot Not Linear To Control Signal Vlv Is Functional-DEB
Berlin High School	DOAS-8	Mold observed on the chilled water insulation jacket within the unit	Recommend removing moldy insulation. If insulation must be re-installed, PVC jacketing should be used.	
Berlin High School	DOAS-8	The OA pre-filters appear to have been wet at some point since replacement (warped/bowed). Additionally, there is old water stains at the cabinet floor and some debris built up downstream of the final filters.	The OA cabinet should be reviewed for the potential of water/moisture intrusion after a heavy rain. Damaged filters should be replaced	
Berlin High School	DOAS-8	The chilled water coil has areas where the fins are pushed in	Coil should be combed	
Berlin High School	DOAS-8	The SA RH% sensor was 8% lower then SES reading.	Device should be calibrated.	Recalibrated-DEB
Berlin High School	DOAS-8	The face dampers do not close all the way (remain about 5% open when commanded closed)	Dampers should be adjusted	
Berlin High School	DOAS-8	One of the supply fans is making noise and should be reviewed. The noise can be heard at lower speeds (bearings)	Fan should be reviewed for potential repair	

Berlin High School	DOAS-9	The units chilled water coil has multiple areas where the fins are pushed in	The fins should be combed out	
Berlin High School	AHU-8	The units OA filters are dirty	The filters should be replaced	
Berlin High School	AHU-8	Some scale has built up on the units HW coil	The HW coil should be cleaned	
Berlin High School	AHU-8	With the energy wheel running the BAS was indicating that the bypass damper was fully closed. The damper was actually found to be approximately 90% open. The damper is not controllable through the BAS.	The actuator should be reviewed by ATC	The Control AO Ref Had Been Reversed Corrected-DEB
Berlin High School	AHU-8	The HW valve did not stroke 100% open when the freezestat reset button was pressed.	Suggest ATC review freeze protection programming	Freeze Stat Must Be Held 2mins Until Vlv Is Fully Open Tested-DEB
Berlin High School	DOAS-4	The units OA filters are dirty	The filters should be replaced	
Berlin High School	AHU-4	The mixed and return air humidity sensors were both 13% less than SES reading	Devices should be calibrated	Recalibrated-DEB
Berlin High School	AHU-7	The wheel bypass damper position is incorrect at the BAS- with the damper 50% open, the BAS is indicating the damper is closed. The damper is not controllable though the BAS	The actuator should be reviewed by ATC	The Control AO Ref Had Been Reversed Corrected-DEB
Berlin High School	DOAS-6	The units OA filters are dirty	The filters should be replaced	
Berlin High School	DOAS-6	The units chilled water coil has multiple areas where the fins are pushed in	The fins should be combed out	
Berlin High School	DOAS-6	The return air damper does not appear operable and while it is not commendable through the BAS, when the freezestat was tripped, the damper did not stroke open	The actuator should be reviewed by ATC	The RAD Was Only To open On LO MAT 42.changed code to allow-DEB
Berlin High School	AHU-3	The exhaust filter rack has shifted so that the filters are no longer accessible without removing the entire rack. The metal rack, where the filters sit, has moved off of its mounting point.	The filter rack should be repaired.	
Griswold School	UV-CE-1	The OA damper did not modulate open when commanded on the control board inside the unit.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-CE-1	The HW valve did not modulate open when the heating setpoint was raised at the internal controller.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-CE-1	The unit failed to enable mechanical cooling when the space temperature setpoint was adjusted to 60°F.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-1	The OA damper did not modulate open when commanded on the control board inside the unit.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-1	The HW valve did not modulate open when the heating setpoint was raised at the internal controller.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-1	The unit failed to enable mechanical cooling when the space temperature setpoint was adjusted to 60°F.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-2	The unit was not operational at the time of testing.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-3	The unit was not operational at the time of testing.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-4	The OA damper did not modulate open when commanded on the control board inside the unit.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-4	The unit failed to enable mechanical cooling when the space temperature setpoint was adjusted to 60°F.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-5	The unit was not operational at the time of testing.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-6	The OA damper did not modulate open when commanded on the control board inside the unit.	Recommend having mechanical contractor investigate issue.	
Griswold School	UV-E-6	The unit failed to enable mechanical cooling when the space temperature setpoint was adjusted to 60°F.	Recommend having mechanical contractor investigate issue.	
Griswold School	RTU-4	The units Dx coil contains some scale and lint buildup	Recommend cleaning the coil	
Griswold School	RTU-4	When approached for testing, the unit was found not running while it was in an occupied state and receiving a run command from the BAS. No alarm was indicated at the BAS. After resetting the unit (flipping the disconnect) the unit did start and run as expected.	Information only	
Griswold School	RTU-2	The units Dx coil contains some lint buildup	Recommend cleaning the coil	
Griswold School	RTU-1	There are no filters installed in this unit	Recommend installing filters for unit protection.	
Griswold School	RTU-1	The units coil contains dirty buildup	Recommend cleaning the coil	
Griswold School	RTU-1	When the units supply fan was commanded off and confirmed to be off, the BAS was indicating that the fan was still on (flow status reading)	Recommend calibrating airflow detection device	checked ct wiring,wired ok.cycled fan status followed-DEB
Griswold School	RTU-1	The damper actuator does not appear to be tight to the linkage shaft, when commanded open/closed, no action was seen from the damper.	Recommend troubleshooting damper	checked dpr.connection sloppy at actuator but dpr functions-DEB
Griswold School	RTU-1	The BAS damper feedback was incorrectly reading between -46% and -116%.	Recommend having ATC contractor review programming/graphics	Code Change To Restrict %Demand to 0-100-DEB
Griswold School	RTU-Main Office	The OA/RA damper is stuck in the full return position. When commanded open/closed no action was seen from the device.	Recommend troubleshooting damper	checked dpr.actuator no good.control signal ok.-DEB
Griswold School	RTUs General	The 5 packaged RTU's on the main section of the building are equipped with a HW coil that is in the ductwork below the roof, downstream of the unit. SES could not verify the condition of these coils. It is also assumed that a low limit freezestat is associated with them, which could not be viewed or tested due to their location and occupied building.	Recommend Berlin staff assess downstream hot water coil conditions and clean/service as needed.	
Griswold School	Portable RTU-1	The units Dx cooling coil is dirty	Recommend cleaning the coil	

Griswold School	Portable RTU-2	DX cooling operation could not be tested due to low ambient lock out.	Recommend Berlin staff test cooling operation during warmer temperatures.	
Griswold School	Portable RTU-3	The units filters are dirty and one was found installed backwards	Recommend replacing filters	
Griswold School	Portable RTU-3	The interior of unit is very dirty.	Recommend cleaning the unit	
Griswold School	Portable RTU-3	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	Portable RTU-3	The Return air temperature senor is incorrectly reporting. The BAS was indicating a 95F return air temp, SES measured a RAT of 74F	Recommend recalibrating/replacing the return air temperature sensor	unit was in heat/bypassing air to ret/temp is ok.
Griswold School	Portable RTU-4	The units Dx Coil is very dirty	Recommend cleaning the coil	
Griswold School	Portable RTU-4	The space Co2 sensor was reporting a value of 0PPM	Recommend recalibrating/replacing the sensor	replaced co2 sensor in classroom
Griswold School	Portable RTU-4	The units OA/RA damper was unresponsive to BAS commands	Recommend troubleshooting damper	packaged econ controls need clg call to initiate.
Griswold School	AHU-3	The units HW coil contains dirt, dust and scale buildup	Recommend cleaning the coil	
Griswold School	UV's General	The UV tags used are actual classroom nomenclature as opposed to BAS nomenclature	Information only	
Griswold School	UV-K-1	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-K-1	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-K-2	The fan/unit was not operational at the time of testing.	Recommend troubleshooting unit	
Griswold School	UV-K-2	The units HW valve was found failed open, proper operation of the valve and damper could not be confirmed as the unit was not running	Information only	
Griswold School	UV-K-3	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-K-3	The damper linkage is loose, the actuator is modulating correctly but no action is seen from the damper	Recommend adjusting damper linkages.	
Griswold School	UV-K-4	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-K-4	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-K-5	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-K-5	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-W-3	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-W-3	There is heavy lint buildup on either end of the Dx coil.	Recommend removing lint	
Griswold School	UV-W-3	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-W-3	When the setpoint knob was adjusted, the canister type HW valve actuator did not appear to modulate and discharge air temperature did not rise above 68	Recommend troubleshooting actuator	
Griswold School	UV-CW-1	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-CW-1	The Dx coil is plugged almost completely with debris	Recommend cleaning the coil	
Griswold School	UV-CW-1	The damper linkage has been disconnected from the actuator. The actuator does not appear to be stroking.	Recommend troubleshooting damper	
Griswold School	UV-W-4	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-W-4	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-W-4	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-W-5	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-W-5	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-W-5	The units HW valve appears to be stuck open at all times, was discharging 105F+ degree air with the setpoint knob at 65F	Recommend troubleshooting actuator	
Griswold School	UV-W-5	Unit was found off when approached for testing, likely due to HW valve condition. Unit left in off position after testing	Information only	
Griswold School	UV-W-6	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-W-6	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-W-6	The damper actuator does stroke when command. Linkage is loose and will not drive the dampers.	Recommend adjusting linkage	
Griswold School	UV-CW-2	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-CW-2	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-CW-3	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-CW-3	The damper actuator is completely missing from the unit	Recommend replacing the actuator	
Griswold School	UV-W-7A	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-W-7A	The units/fan is not operable, would not run	Recommend troubleshooting unit	
Griswold School	UV-W-7A	The units HW valve was found failed open, proper operation of the valve and damper could not be confirmed as the unit was not running	Information only	
Griswold School	UV-W-7B	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-W-7B	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV-W-7B	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-W-7B	The HW valve appears to be stuck open, valve did not close when setpoint knob was adjusted to 65F	Recommend troubleshooting actuator	
Griswold School	UV-W-8	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-W-8	The units Dx coil is dirty	Recommend cleaning the coil	

Griswold School	UV-W-8	The units dampers failed to modulate when commanded open from the internal control panel	Recommend troubleshooting actuator	
Griswold School	UV-CE-4	The units/fan is not operable, would not run	Recommend troubleshooting unit	
Griswold School	UV-CE-4	The units HW valve was found failed open, proper operation of the valve and damper could not be confirmed as the unit was not running	Information only	
Griswold School	UV-CE-4	The canister type damper actuator is missing from the unit	Recommend replacing the actuator	
Griswold School	UV-E-7	The unit was found off at the time of testing. After testing, the unit was turned back off	Information only	
Griswold School	UV-CE-3	The unit was found off at the time of testing. After testing, the unit was turned back off	Information only	
Griswold School	UV-CE-2	The installed filter is dirty	Recommend replacing filters	
Griswold School	UV-CE-2	The units Dx coil is dirty	Recommend cleaning the coil	
Griswold School	UV's General	The unit ventilators were found to have selectable command states by zone for 'On', 'Off' and 'Scheduled'. All zones were commanded On, meaning they will run 24/7	Information only	
Griswold School	UV's General	The OA/RA damper linkage appears to have intentional slop, the OA damper will drive immediately when commanded, and once the rivet catches either end of the slide the RA damper will be driven	Information only	
Griswold School	AHU-1	Although the unit could not be accessed due to installation height, damper conditions were tested by observing the mixed air temperature reading. When the outside air damper was commanded 100% open, the mixed air temperature remained at 70F with an outside air temperature of 35F.	Damper actuator has either failed or the linkage has switched. Recommend servicing.	
Hubbard School	RTU-1	The fan status does not drop out when the fan and unit are off.	Recommend having ATC contractor investigate	replace current sensor with ecm sensor-DEB
Hubbard School	RTU-2	The dampers do not respond to commands through the BMS	Recommend having ATC contractor investigate	code change to ref mat temp from sat-DEB
Hubbard School	RTU-4	The OA damper does not stay at minimum position as commanded by the BMS.	Recommend having ATC contractor investigate	changed econ to ref mat for control from sat-DEB
Hubbard School	RTU-5	Both HW valves operate correctly but one does not indicate open/closed position accurately. The supply air temp was 91°F but the valve showed fully closed.	Recommend having ATC contractor investigate	Fixed Graphic For vlvs they operate in unison-DEB
Hubbard School	UVs	In general, many of the unit ventilators were very dirty inside.	Recommend cleaning interior of units and entering air side of heating coils for better heat transfer.	
Hubbard School	UVs	In general, the cooling operation of the units could not be tested due to the low ambient conditions while onsite.	Recommend testing cooling operation of units during the cooling season.	
Hubbard School	UV-S1	The mechanical linkage between the outside air damper actuator and damper blade is broken.	Recommend repairing damper linkage.	
Hubbard School	UV-S2	Unit appears to be abandoned in place. There is no controller, on/off switch nor actuators installed.	Recommend installing controller and devices.	
Hubbard School	UV-S5	When the unit was turned on, the outside air damper went fully open. Unit appears to be ignoring inputs from controller.	Recommend replacing controller.	
Hubbard School	UV-S5	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-S8	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-W1	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-W2	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-W3	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-W4	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-W4	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-W5	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-W5	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-A1	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-A1	Hot water valve actuator has become disconnected from valve stem.	Recommend replacing/retightening actuator.	
Hubbard School	UV-A2	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-A2	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-A7	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-A7	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-A8	The hot water valve actuator has been removed from the unit.	Recommend installing valve actuator.	
Hubbard School	UV-N1	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-N2	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-N3	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-N3	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	
Hubbard School	UV-N7	The outside air damper actuator failed to modulate open when set to 100% on the unit controller.	Recommend replacing actuator.	
Hubbard School	UV-N7	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	

Hubbard School	UV-N8	The UV located on the left side of the room failed to enable when switched "on". Controls and actuators could not be tested as a result.	Recommend servicing unit ventilator to verify operation.	
Hubbard School	UV Staff Lounge	The UV serving the staff and teacher's lounge failed to enable when switched "on". Controls and actuators could not be tested as a result.	Recommend servicing unit ventilator to verify operation.	
McGee Middle School	Freeze pumps	In general, none of the freeze pumps have status monitored by the BMS to verify operation. Due to being located above the ceiling in occupied spaces, the operation of these pumps could not be verified.	Recommend installing current transducers or similar devices to monitor pump status and verify pump is operable.	
McGee Middle School	HVAC-1	The fan is emitting a loud rattling noise	Suggest checking fan belts, shaft, bearings, etc.	
McGee Middle School	HVAC-1	The unit's exhaust air dampers failed to modulate open when the outside air dampers were commanded fully open as expected.	The actuator and damper operation should be reviewed by ATC	
McGee Middle School	RTU-3, 11, 12 & 13	The units heating coil is located in the ductwork below the unit/roof and could not be inspected.	Recommend Berlin staff assess coil condition once accessible.	
McGee Middle School	RTU-13	The aluminum mesh insect screen/filter in the OA intake is damaged	The filters should be replaced	
McGee Middle School	HVAC-3	SES could not manipulate the units Dx cooling to enable due to the ambient conditions of 50F.	Information only	
McGee Middle School	HVAC-3	Functionality of the freezestat could not be confirmed as it is located close to and behind the units supply fan	Information only	
McGee Middle School	RTU-1	Unit filters are dirty and should be replaced soon	Consider cleaning inside the unit and replacing filters	
McGee Middle School	RTU-1	The commands for all five zone damper appears to be reversed; with all zone space setpoints set at 85F, the dampers all modulated to full cold deck. When commanded fully open, the hot deck dampers only modulated to 25% open.	The damper programming and actuators should be reviewed by ATC	corrected code to allow 85sp.this was driving signal neg.dprs are fine.-DEB
McGee Middle School	RTU-1	When the freezestat was adjusted to 90F, the OA damper did close but no other action was seen from the unit- fan remained running and HW valve went fully closed. No alarm was generated	This should be investigated by the ATC contractor. Fan should disable and hot water valve should fully open during freezestat condition.	do not have mech freeze tied to this unit via BMS-DEB
McGee Middle School	MAU-1	The units filters are dirty	The filters should be replaced	
McGee Middle School	MAU-1	The units HW coil is almost completely plugged with dirt on the entering air side.	The coil should be cleaned	
McGee Middle School	MAU-1	The units chilled water coil is very dirty	The coil should be cleaned	
McGee Middle School	MAU-1	When the supply air temperature setpoint was lowered to 50°F, the CHW valve failed to modulate open.	Suggest ATC review CHW valve actuator and programming	tested ok.was chw sys on at this time?-DEB
McGee Middle School	ERU-1	The energy wheel is dirty.	The energy wheel should be cleaned.	
McGee Middle School	ERU-2	The OA damper did not close when the freezestat was tripped as expected.	This should be investigated by the ATC contractor.	damper is part of unit not BMS controlled.-DEB
McGee Middle School	ERU-2	The unit shut down when the freezestat was tripped but it was not registered by the BMS.	Recommend programming a freezestat alarm to the BMS to alert occupants when freeze conditions occur.	alarm is in system.-DEB
McGee Middle School	RTU-10	The zone heating coils are currently not displayed on the graphics.	Recommend displaying zone heating coils and associated devices on the graphics for troubleshooting purposes.	they are present under ZONES tab.-DEB
McGee Middle School	RTU-14	Unable to verify freezestat since it's located in an occupied space.	Freezestat operation should be confirmed by facility staff.	
McGee Middle School	RTU-2	When the unit was commanded “OFF” on the BMS graphics page, the heating valve opened 100%, the outside air dampers went to 100% open and the exhaust fan continued to operate (economizer mode). This fan was not controlled nor monitored on the BMS.	This should be investigated by the ATC contractor.	Code issue.Fixed.Fan is monitored and controlled-DEB
McGee Middle School	Freeze pumps	In general, none of the freeze pumps have status monitored by the BMS to verify operation.	Recommend installing current transducers or similar devices to monitor pump status and verify pump is operable.	
McGee Middle School	RTU-2	When all zones were placed into heating mode, the unit closed the hot deck dampers and opened the cold deck dampers. It would be expected that the opposite would occur.	This should be investigated by the ATC contractor.	corrected code to allow 85sp.this was driving signal neg.dprs are fine.-DEB
McGee Middle School	RTU-2	With the heating valve commanded fully closed, the hot deck supply air temperature was 79F, signifying water leakage across the valve body. Recommend correcting.	This should be investigated by the ATC contractor.	drove vlv closed hd air temp went to 68.-DEB
McGee Middle School	RTU-2	With an outside air temperature of 45F and a DX enable setpoint of 66F, the DX cooling was continuing to operate instead of shutting off. Unclear why, however this is most likely due to packaged controls.	This should be investigated by the ATC contractor.	that’s the signal%.mech clg is off-DEB
McGee Middle School	RTU-2	When the freezestat was adjusted to 90F, the OA damper did close but no other action was seen from the unit- fan remained running and HW valve went fully closed. No alarm was generated	This should be investigated by the ATC contractor. Fan should disable and hot water valve should fully open during freezestat condition.	do not have mech freeze tied to this unit via BMS-DEB
McGee Middle School	RTU-4	The outside air dampers are physically damaged and do not fully seat when commanded close.	Recommend repairing damper linkages.	
McGee Middle School	RTU-4	When the freezestat was tripped, the hot water valve was not commanded fully open as would be expected.	This should be investigated by the ATC contractor. Fan should disable and hot water valve should fully open during freezestat condition.	Freeze Stat Must Be Held 2mins Until Vlv Is Fully Open Tested-DEB
McGee Middle School	RTU-5	The outside air dampers do not fully seat when commanded close	Recommend adjusting damper linkages.	
McGee Middle School	RTU-5	When the freezestat was tripped, the hot water valve was not commanded fully open as would be expected.	This should be investigated by the ATC contractor. Fan should disable and hot water valve should fully open during freezestat condition.	unit reset on screen was preventing shutdown.cleared reset-DEB
McGee Middle School	ERU-3	The outside air bird screens are clogged.	Recommend cleaning.	
McGee Middle School	ERU-3	ERU-3’s mixed air and supply air temperature sensors were reading 60°F versus the field measured values of 66°F.	Recommend recalibrating both sensors.	Recalibrated-DEB
McGee Middle School	HVAC-2	Return air CO2 sensor was reading 220 PPM versus field measured value of 450 PPM.	Recommend recalibrating or replacing sensor.	Recalibrated-DEB

McGee Middle School	ERU-6	ERU-6 does not have filters or a filter bank installed on the return and outside entering air sides of the energy recovery wheel. As a result, the wheel and interior of unit are very dirty.	Install filters upstream of energy wheel plenums to allow for air filtration prior to wheel.	
McGee Middle School	ERU-6	The energy recovery wheel of ERU-6 is extremely dirty and covered in debris.	Energy wheel should be cleaned, however wheel may need replacing due to extent of damage. Recommend assessing performance of wheel after cleaning.	
McGee Middle School	ERU-6	The outside air intake bird screen is dirty and damaged.	Recommend replacing bird screen.	
McGee Middle School	ERU-6	The energy recovery wheel failed to enable when commanded "on" by the BMS.	Recommend further investigating and correcting issue.	drove wheel on/off status followed.-DEB
McGee Middle School	ERU-6	The outside air damper does not fully close when commanded. Only one damper blade is connected to the other actuators, the other's remain open.	Recommend repairing damper linkage.	
McGee Middle School	ERU-6	The return air was reading 53F at the BMS versus the actual return air temperature of 68F.	Recommend confirming the correct sensor is being displayed on the BMS graphic. If so, sensor should be recalibrated or replaced.	eru6 points are on there own screen.reading 67-DEB
McGee Middle School	RTU-6	The supply air temperature failed to rise when the heating valve was commanded 100% open. The valve could not be physically inspected due to location.	Recommend reviewing actuator operation further.	
McGee Middle School	RTU-7	The access door to the unit's filter section has been removed and appears broken.	Recommend repairing door.	
McGee Middle School	RTU-7	The unit's condensate trap has been disconnected from the unit.	Recommend repairing condensate trap.	
McGee Middle School	RTU-7	The outside air damper failed to physically open when commanded to 100%.	Recommend replacing outside air damper actuator.	
McGee Middle School	RTU-7	The supply air temperature failed to rise when the heating valve was commanded 100% open. The valve could not be physically inspected due to location.	Recommend reviewing actuator operation further.	
McGee Middle School	RTU-9	The supply air temperature failed to rise when the heating valve was commanded 100% open. The valve could not be physically inspected due to location.	Recommend reviewing actuator operation further.	
McGee Middle School	MAU-2	The entering air side of the heating coil is heavily covered with dust and debris.	Recommend cleaning coil.	
McGee Middle School	MAU-2	The heating valve appears to have failed 100% open.	Recommend replacing actuator.	
McGee Middle School	Cooling Operation	In general, the cooling operation of the units could not be tested due to the low ambient conditions while onsite.	Recommend testing cooling operation of units during the cooling season.	
McGee Middle School	FCU Operation	In general, all of the fan coil units have minimum and maximum outside air damper command setpoints that will modulate based on space CO2 levels.	Recommend modifying the demand control ventilation setpoints so that the fan coil units will operate at maximum damper command at all times. This will increase ventilation rates in the spaces.	drove all min% to 100%.max remained as set.-DEB
McGee Middle School	FCU-109	The unit failed to disable when placed into either lock-out or unoccupied mode.	Recommend reviewing programming and correcting.	fan BO had been overridden.cleared-DEB
McGee Middle School	FCU-104	The unit serves Rm 104 and is located in a closet within room 102. The return grille for the unit is in room 102, next to the return grille for FCU-102. There is no return grille for FCU-104 in Rm 104	Information only	
McGee Middle School	FCU-231	When the OA damper was commanded to 90% open, the damper failed to modulate and remained closed.	Recommend having ATC contractor review functionality.	
McGee Middle School	HVAC-4	The hot water coil is located upstream of the unit in the outside air duct. A filter bank for 1"filters is in place, however the filter has collapsed and the entering air side of the coil is filthy.	Recommend cleaning coil and installing filters.	
McGee Middle School	HVAC-4	The outside air actuator has been loosened and is not connected to the shaft. However, the heating coil is only located in the outside air duct. As a result, the only way to provide heat is to operate the unit at 100% outside air mode.	Recommend retightening damper actuator and moving heating coil to a location downstream of supply fan if possible.	
Willard School	RTU-1	The supply air temperature failed to rise when the heating valve was commanded 100% open. The valve could not be physically inspected due to location.	Recommend having ATC contractor investigate HW valve function	vlv verified ok.only modulates on heat call-DEB
Willard School	RTU-7	Unit was found to be forced into "night mode" but was left in "scheduled mode"	Information only	
Willard School	RTUs General	In general, many of the units would not operate in cooling mode due to low ambient temperatures.	Recommend Berlin staff assess cooling operation during warmer temperatures.	
Willard School	UV-E3	The outside air damper failed to modulate when placed into cooling mode.	Recommend replacing damper actuator.	
Willard School	UV-E4	The outside air damper failed to modulate when placed into cooling mode.	Recommend replacing damper actuator.	
Willard School	UV-E5	The outside air damper actuator has been removed from unit.	Recommend installing a damper actuator and repairing controls as needed.	
Willard School	UV-E7	UV-E7 is a newer unit ventilator controlled by a MicroTech II controller. SES was unable to manipulate controller setpoints to test unit.	Information only	
Willard School	UV-E8	The outside air damper actuator has been removed from unit.	Recommend installing a damper actuator and repairing controls as needed.	
Willard School	UV-E8	The hot water valve actuator appears to be failed open.	Recommend replacing actuator.	

Willard School	UV-E9	Unit failed to enable when switched "on". Controls and actuators could not be tested as a result.	Recommend servicing unit ventilator to verify operation.
Willard School	UV-E12	The outside air damper actuator has been removed from unit.	Recommend installing a damper actuator and repairing controls as needed.
Willard School	UV-E15	The outside air damper failed to modulate when placed into cooling mode.	Recommend replacing actuator.
Willard School	UV-E15	The how water valve actuators appears to be failed open.	Recommend replacing actuator.
Willard School	UV-N1	The outside air damper actuator has been removed from unit.	Recommend installing a damper actuator and repairing controls as needed.
Willard School	UV-N11	The unit ventilator located on the right side of the room is not operable. Thermostat has failed.	Recommend replacing thermostat.
Willard School	UV-S2	The outside air damper actuator located in the unit ventilator located on the left side of the room failed to modulate open when placed into cooling mode.	Recommend replacing actuator.
Willard School	UV-S2	The outside air damper actuator located in the unit ventilator located on the right side of the room failed to modulate open when placed into cooling mode.	Recommend replacing actuator.
Willard School	UV-S2	The hot water valve actuator located in the unit ventilator located on the right side of the room failed to modulate open when placed into heating mode.	Recommend replacing actuator.
Willard School	UV-S5	The hot water valve located in the unit ventilator located on the left side of the room appears to failed open.	Recommend replacing actuator.
Willard School	UV-S5	The outside air damper actuator located in the unit ventilator located on the right side of the room failed to modulate open when placed into cooling mode.	Recommend replacing actuator.
Willard School	UV-S5	The hot water valve actuator located in the unit ventilator located on the right side has been physically disconnected from the valve stem and is not operable.	Recommend replacing actuator.
Willard School	UV-W3	The damper linkage has been physically disconnected. Actuator fails to modulate dampers.	Recommend replacing damper actuator and repairing damper linkage.
Willard School	UV-W5	The hot water valve is leaking, causing severe corrosion in the piping.	Recommend replacing valve and actuator and repairing piping.
Willard School	UV-W6	The outside air damper actuator failed to modulate when placed into cooling mode.	Recommend replacing damper actuator
Willard School	UV-W7	The hot water valve is leaking, causing severe corrosion in the piping.	Recommend replacing valve and actuator and repairing piping.
Willard School	UV-W11	The outside air damper actuator failed to modulate when placed into cooling mode.	Recommend replacing damper actuator
Willard School	UV-W12	The outside air damper actuator failed to modulate when placed into cooling mode.	Recommend replacing damper actuator
Willard School	UV-W13	No outside air damper actuator is installed.	Recommend installing damper actuator.
Willard School	UV-W13	The hot water valve is stuck closed.	Recommend replacing actuator and/or valve body.
Willard School	UV-W15	The outside air damper actuator failed to modulate when placed into cooling mode.	Recommend replacing damper actuator