

**Facility Survey of City of Alexandria – City Hall
Response and Comments A2 Services, Inc. to Findings – Department of General Services
11/15, 2107**

Mechanical Findings

Finding No.	Description	DGS Comment	Status
1.	Existing two low pressure boilers: considered for replacement.		Replacement pending Renovation
2.	Hydronic system expansion tanks operation.	Condition is being monitored.	Replacement pending Renovation
3.	Hydronic system manual valve handles – in disrepair	On list of low priority items to be repaired.	Low priority
4.	Cooling tower fill condition: required repair.	Replacement of plastic buffers is currently being investigated for immediate installation. WO#104989	In progress: RFQ
5.	McQuay R-22 chillers	Outdated and inefficient	Replacement pending Renovation
6.	Central Plant: steam control valve and actuator for hot water convertor	Monitored and functioning.	Replacement pending Renovation
7.	Steam heat exchanger head: Leak	Is being monitored – estimate 30-50k for replacement	In progress: Acquiring Estimates
8.	Outside air intake – building wide	The existing fan coil units have air intake as well as several of the ceiling hung air handlers – though inadequate for the system configuration	Replacement pending Renovation
9.	Outside air fan dumps unconditioned outside air into building.		Replacement pending Renovation
10.	The 20 ceiling hung air handlers are hard to access for maintenance.		Replacement pending Renovation
11.	Deteriorated condition of ductwork insulation at 5 air handler units in attic.	Replacement of insulation in progress WO#104992	In progress: RFQ
12.	Abandoned old dry coolers on roof.	Ongoing monitoring for condition and leaks – no leaks.	Removal pending Renovation

13.	24 split system heat pumps.		Replacement pending Renovation
14.	The 180 fan coil units located under windows in offices at perimeter of building	Approx. 50% have received annual filter change and approx. 30% have received full annual preventative maintenance.	DGS is working on completing PM's

Electrical Findings

Finding No.	Description	DGS Comment	Status
15.	Main electrical panel testing requirements.	City Hall had an expansive review of its 46+ panel boards in 2013-2014 which included thermal imaging and checking all termination at breakers. Annual visual inspection performed, if heat is felt then thermal imaging is performed. There is no code requirement for this task.	Ongoing
16.	Emergency generator and emergency transfer switches:	DGS and dominion Power performed a full load test in 2017 at the time that Dominion removed old equipment. DGS will implement and coordinate regularly scheduled testing.	Ongoing

Plumbing Findings

Finding No.	Description	DGS Comment	Status
17.	Boiler room drain to outside air shaft is plugged causing flooding.	Snake and repair in progress WO#104995.	In Progress.
18.	Cold water makeup line feeding domestic hot water heater in boiler room requires repair.	Replace fittings WO#104996	In Progress
19.	Sump pump in upper garage disputed configuration	These new pumps replaced the prior in kind installation. The configuration is currently functional.	N/A
20.	Sump pumps of lower garage – condition.	May be considered for replacement.	Under evaluation

21.	Fire pump located in boiler room testing schedule and maintenance.	Last PM by Simplex Grinnell completed on 10/31/2017 and is tagged. NFPA required weekly no flow tests will be performed and documented in Cityworks.	N/A
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Structural Findings

Finding No.	Description	DGS Comment	Status
22.	Water entering boiler room coming through the floor slab.		Repair pending Renovation
23.	Courtyard Planter drains are leaking		Replacement pending Renovation
24.	Numerous structural cracks and leaks in garage.		Replacement pending Renovation
25.	Courtyard brick work water leakage to garage	Market Plaza paver and brick contract out to bid to replace damaged items. Leak will be addressed during renovations.	In Progress/Pending Renovations
26.	Roof leak from outside Rm 3230	This is a leak from the courtyard into the garage office.	Repair part of Market Sq Renovation
27.	Stairwell #1 water leak through wall from planning area.		Repair part of Market Sq Renovation
28.	Boiler chimney structurally damaged	Structural Assessment completed and it is being monitored.	Replacement pending Renovation

Architectural Findings

Finding No.	Description	DGS Comment	Status
29.	One wooded louver in east side slate roof deteriorated	Will investigation	In progress
30.	Historic single pane windows in poor condition.		Replacement pending Renovation
31.	Skylight in fifth floor lunch area leak and need to be repaired.	Skylight has been repaired in the past. No current leak has been reported.	Will Monitor