

- 1 **Q. At p. 2 of the report at Tab 5.1 it states that there were 7 separate service calls**  
 2 **throughout the winter of 2009 to address heating concerns on the third floor at a**  
 3 **cost of \$4,300.00.**  
 4  
 5 (a) **Please provide details as to the 7 service calls in terms of the problem**  
 6 **reported and how the problem was addressed.**  
 7  
 8 (b) **Please provide the maintenance costs with the second and third floor HVAC**  
 9 **system over the past 5 years.**  
 10  
 11 A. (a) Table 1 provides details on the 7 service calls made during the winter of 2009.  
 12  
 13

**Table 1**  
**HVAC Service Calls Winter 2009**

| <b>Date</b> | <b>Problem</b>   | <b>Solution</b>   |
|-------------|--|---|
| Jan 14      | Insufficient heat, 2 <sup>nd</sup> and 3 <sup>rd</sup> floor | Checked contactors and temperature units. Checked belts and changed filters.  |
| Jan 21      | Very little heat 3 <sup>rd</sup> floor                       | 3 <sup>rd</sup> floor SCR control not working. System management computer shut down. Heating coil damaged.                                  |
| Jan 22      | Follow up from previous day                                  | Further trouble shooting. Attempted to repair unit with salvaged parts. Temporary repair, requires permanent solution.                      |
| Feb 9       | Temperature control issues                                   | Honeywell technician replaced defective controller #24 and defective controller PA134.  |
| Mar 4       | Permanent SCR Repair   | Modified system to accept the new SCR control module.   |
| Mar 5       | Insufficient heat 3 <sup>rd</sup> floor                      | Heating coil transformer heat damaged. Cause wiring short circuit leading from DDC panel. Replaced transformer and fuse. Fuse size reduced. |
| Apr 27      | Various VAV controllers not working                          | Replaced defective equipment using equipment salvaged from the replacement of the HVAC system on the 1 <sup>st</sup> two floors             |

- 1 (b) There are insufficient details on the HVAC maintenance invoices for  
2 Newfoundland Power to break out maintenance cost by floor. Table 2 provides  
3 the annual HVAC maintenance cost for the Kenmount Road building.  
4  
5

**Table 2**  
**Annual HVAC Maintenance Cost**

| <b>2005</b> | <b>2006</b> | <b>2007</b> | <b>2008</b> | <b>2009<sup>1</sup></b> |
|-------------|-------------|-------------|-------------|-------------------------|
| \$13,911    | \$10,404    | \$12,985    | \$9,983     | \$14,422                |

---

<sup>1</sup> Year-to-date.