

1 **Q. Project E-52: Replace Air Conditioners - Massey Drive and Happy Valley**

2 With reference to “Operating Experience”, page Vol. I, Tab E, page E-52 relates:

3 “The AC unit in the Massey Drive Station (MDR) was installed in 1992 and

4 has been in service for over 23 years. The unit is maintained by contract.

5 The AC unit has performed well during its service life but due to the age of

6 the unit it is time to be replaced”.

7 Please provide the maintenance history for the MDR unit, the cost of maintenance

8 of the unit by contract and provide details of any known issues with the MDR unit at

9 present.

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12 **A.** The preventative maintenance (PM) of the AC unit in Massey Drive Terminal Station

13 is performed by contract. The yearly contract cost to maintain all 29 Network

14 Services AC units is approximately \$11,900 a year, therefore the estimated contract

15 cost for the Massey Drive unit is \$410 per year. This contract cost covers all PM

16 recommendations as outlined by the manufacturer of the AC unit. Corrective

17 Maintenance (CM) is not part of the contract and separate work orders are issued

18 to address anything deemed a CM. Over the past five years, there have been two

19 CM work orders submitted on the AC unit. In 2010, a damper motor was seized and

20 required replacement. In 2014, a louver on the roof was open letting in

21 uncontrolled outside air. The total cost of the CM work on both work orders was

22 \$889.