Bel Mare Maintenance Committee Meeting Minutes

1/22/2020

Attendees:

- Peter Fehr
- Todd Loescher
- Jeff Winsler
- Bill Horton
- Morris Bencini
- Chuck Slater
- Colby Gaulien
- Thurston Freeman
- John Ollsen

Call the meeting to order

Discuss the negative air pressure issue.

Issue is not as bad as before we installed the variable speed vent stack fans and louvers on the elevators. However, there is still a significant negative air pressure issue that causes high humidity, excessive moisture, mold, wood swelling, etc.

As a result of discussions with our experts it has been suggested we test variable speed AC units in the Service halls and/or a de-humidifier in the service hallways. We want to run a test where in Bldg 1 we would have a de-humidifier on floor 10 and a variable speed AC unit on the 5th floor. In Bldg 2, we would have the de-humidifier on 5 and the variable speed Ac unit on the 10th floor. In this way we should be able to ascertain the effectiveness of each installation.

Peter reported there is Aaon supply entering the trash rooms causing air pressure in the trash shuts. We question whether the supply to the trash rooms should be from the Aaon units. It was later verified that the Aaon unit does not supply the trash room.

We also discussed closing off the service elevator entrance with two doors. This would create a vestibule and block the air flow coming out of the service elevator shaft. The engineering firm is delinquent in supplying an engineering contact to review the life safety implications of this solution and the design challenges. Peter has noticed that when the door is closed it has a significant impact on the environment in the service halls.

Global Sanchez is the A/E firm John would like to use to prepare for these tests. John will get the name of an architect from Global Sanchez that we can work with on the vestibule concept.

Recommendation to Board:

Recommending we proceed with the Global Sanchez bid of $7K to engineer the Variable Speed/De-humidifier test.

Meeting adjourned.