

Our Building Is Getting a New HVAC System

What to expect during an HVAC system installation

- **What does HVAC mean?**

HVAC refers to "Heating, Ventilation, & Air Conditioning" systems. The HVAC system controls occupant comfort and air quality within a facility.

- **Why are we getting a new HVAC system?**

Technology has changed dramatically since many of our current HVAC systems were installed. Also, mechanical equipment has a finite lifespan. Replacing old equipment provides opportunities for upgrades and expansions, such as adding an older building to the campus chilled water loop or improving the electrical service. Providing central air conditioning to the building makes cooling the building more efficient which improves occupant comfortable and lowers energy costs.

- **Where does the money come from to install a new HVAC system?**

The money to fund HVAC systems most recently has come from the Deferred Maintenance program, established in 2006. The program is funded through:

- *Certificates of Participation (COPS), 20 year certificates approved for sale by the Board of Trustees;*
- *University Administration (UA) Reserves, allotments for combined programmatic and deferred maintenance projects on campus;*
- *Academic Facility Maintenance Fee Assessment (AFMFA, a student fee, controlled by students and faculty advisors, that goes directly to repairing, reprogramming, and upgrading the academic buildings on the Urbana-Champaign campus.*

For more information regarding Deferred Maintenance, visit the website at: <http://www.fs.uiuc.edu/planning/deferredmaintenance/>

- **How long does it take to install an HVAC system in an entire building?**

HVAC installation can be a highly complex procedure. The process may take longer in older buildings where many of HVAC components may be completely replaced during an upgrade or installation. If the system must be added to the campus chilled water loop and control system, more time is required to install additional components. An HVAC replacement in a building the size of Gregory Hall can take from six months to a year.

- **Will there be any service interruptions?**

You can expect service interruptions during the course of an HVAC system upgrade or replacement. Subscribers will be notified by email when scheduled interruptions are posted on the LAS Summer Construction Update page.

- **Will I need to relocate from my office or classroom? If so, for how long?**

Occupant displacement is avoided whenever possible. However, if new ductwork must be installed, it may require access through ceilings in offices and classrooms. You would be notified if that were to be necessary.

- **Will there be a lot of dust to deal with?**

Construction may generate some dust and debris. F&S and contractors minimize the amount by using HEPA-filtered power equipment, or high efficiency particulate air equipment. This type of equipment operates like a high-efficiency air filter to greatly reduce the amount of dust. The area will be thoroughly cleaned following the work and left in the same condition it was found.

- **How loud will it be during the work process?**

The noise of the mechanical equipment can get quite loud and does carry some distance which can be disruptive. F&S and contractors attempt to perform some

of the noisier activities during times when the building is unoccupied. The probability is, however, everyone will experience at least some noise disruption.