

THE STAFF OF HVAC SYSTEMS

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DEPARTMENT OF OPERATIONS AND MAINTENANCE

HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS



**Facilities
Management**

(301) 405-7052

About HVAC Systems

HVAC Systems staff, CFC-certified mechanics and highly skilled multi-tradesmen, perform tasks at an expert level of operating, maintaining, servicing, repairing, installing, replacing and troubleshooting in all areas of the HVAC trade and its components to include air conditioning, refrigeration, heating, temperature control, plumbing, rigging and steam fitting, and electrical. To ensure quality work, HVAC Systems frequently coordinates their efforts with O & M affiliates, Maryland Department of the Environment, contractors and vendors.



Mission Statement

HVAC Systems with its various units installs, maintains, repairs and provides first class service for all heating, ventilation, air conditioning, refrigeration and air producing equipment, insuring continued excellence in the University mission of education, research and public service. We value our campus community, our employees and our institutional heritage.

HVAC Units

Building Automation, Applications & Assessments

Oversees the functionality provided by the HVAC infrastructure of a building that keeps the climate within specific range, provides lighting based on an occupancy schedule, and monitors system performance and device failures to building engineer staff and works with CAP & Campus Projects to develop design, reviews criteria for functional HVAC Systems.

Meter Shop provides electrical, steam, BTU, & water metering expertise. Services include installation, maintenance, calibration and validation of meters. The Meter Shop also partners with the Building Automation Group and FM-ITS to provide accurate and timely information for billing, demand response, and energy efficiency via the Campus Ethernet and are a collaborating partner in the development of the Campus Energy Reporting Portal to provide real time assessment of energy usage.

Campus Control and Monitoring System (CCMS)

CCMS consists of Operations & Repairs shops that install, program, and repair the electronic DDC controls that operate campus HVAC equipment. Monitors and/or controls temperature flow connected to over 270 buildings throughout campus and controls energy consumption through efficient control and implementing control logic energy demand saving measures. CCMS serves as a first response trouble-shooting tool for HVAC mechanics and serves as a secondary fire alarm reporting system to the Work Control Center 24/7.

Operations

HVAC Operations is responsible for operating, maintaining and servicing HVAC equipment and providing preventive maintenance. HVAC Operations consists of 8 assigned area HVAC Area Zones, and a Low Temperature Unit; and staffs Night Shift and Reflex shifts. HVAC Operations responds to customer work requests. The group also provides technical and field support to FM Capital and Campus Projects.

HVAC Area Zones are eight zones responsible for operating, maintaining, and servicing of the buildings on a daily basis within their assigned area zone.

The Low Temperature Unit provides installation and repair on ice machines, growth chambers, reach-in freezers, refrigerators, walk-in freezers, walk-in cold boxes, small chillers and incubators.

Mechanical Systems Support

Mechanical Systems Support assists other HVAC Systems units. This unit includes four customized shops, specializing in Fumehoods, Air Compressors and Pumps, SCUB Operations and Mechanical Systems Support. The responsibilities of each shop are as follows:

Fumehoods installs, maintains, services and repairs fumehoods and its equipment, associate utilities and motor controls in laboratories within Bio Chemistry and throughout campus. A large aspect of this work is being diligent in safety awareness, Fumehoods works closely with D.E.S. in carrying out its work.

Air Compressor and Pumps Shop provides & maintains compressed air and lab vacuum systems including piping, filters and air dryers. Repairs and operates centrifugal, pit, fountain, steam condensate piping systems and also provides de-watering services.

SCUB Operations installs, maintains, repairs and performs preventative maintenance on large chillers, cooling towers and Air Handling Units throughout campus.

Mechanical Systems is made up of a group of certified multi-trade mechanics consisting of Electricians, Plumbers, Pipe Fitters, Welders, Fabricators and a Boiler Mechanic. This group, using their mechanical expertise, supports the needs of other zones within HVAC Systems as well as shops within Facilities Management.

HVAC Administration:

The Administrative Office of HVAC Systems provides Financial, Human Resource, Administrative and Logistical Management services for the HVAC unit.