

Maintenance Analysis for DACC York Chiller and Marley Cooling Tower

Fiscal Year	Category	
17	PREVENTIVE	\$3584.29
18	PREVENTIVE	\$5090.55
19	PREVENTIVE	\$8674.84
20	PREVENTIVE	\$8617.36
Grand Total		\$25,967.04

Fiscal Year	Category	
17	CORRECTIVE	\$7,741.04
18	CORRECTIVE	\$8,637.04
19	CORRECTIVE	\$4,508.29
20	CORRECTIVE	
Grand Total		\$20,886.37

The chiller has seen increased maintenance over the last several years. Service records indicate a control panel failure and replacement and increased evaporator cleaning and service. Tube leaks were repaired in 2018. Regular preventative and Annual maintenance costs have increased significantly due to the use of R-22. This is a phased out refrigerant and availability is extremely limited. To do any service, it must be carefully captured and replacement of even a small amount is very expensive. Normal Annual Service for a unit this size is \$3,000.00

The tower has significant issues with the water sump and media fill. The tower enclosure panels are showing corrosion at the seams and fasteners. The water sump is in the process of failing as continual leaks are observed around the base along the unit perimeter. Leaks are repaired as best as possible by DACC Facilities Techs and while not costly they do effect system efficiency.

Corrective costs have decreased in FY20 and 21 due to The Chiller and Tower being “off-line” and used only for Emergency’s or during maintenance on the systems primary “Trane Chiller” A new Chiller and tower will provide the redundancy that we require and significantly decrease Maintenance costs. A fully functioning redundant Chilled water plant is vital to provide for Campus cooling requirements.