

Cooling Checklist

Warm weather is officially here. That means it's time to make sure your air conditioning is ready to operate as effectively as possible. Here are some guidelines to help you optimize your use of NRG Energy Center Pittsburgh's chilled water.

- To remove all glycol and contaminants, thoroughly flush all cooling coils that have been laid up or drained for the winter until they are clear. Pay special attention to coils laid up with glycol due to its extremely negative effect on the chilled-water system.
- Verify that all coil drain valves are closed and not leaking.
- Run building booster pumps to check for leaks on packing or mechanical seals and repack or repair as necessary. Reducing chilled-water makeup requirements is an important part of holding down chemical treatment cost, keeping the chilled-water system clean and making sure cooling coils are operating at maximum efficiency.
- Lubricate all pump and fan motors and bearings.
- Inspect and clean cooling coils. Clean coils are essential to ensuring proper coil operation during peak cooling days.
- Inspect, test and repair air handler and fan coil cooling control valves. Failed valves result in poor temperature differential and overcooling of supply air, which can increase operating costs due to additional reheating. Checking coil inlet and outlet temperatures with an infrared temperature detector is a quick and easy way to get an idea of whether coils and control valves are operating properly.
- Review and test cooling system setpoints and operational programs. Pay special attention to outside air controls, night setbacks and demand limiting or management algorithms – all of which play a significant role in managing chilled-water demand and keeping cooling costs down.
- If your building is more than five years old, consider conducting a retrocommissioning study. As buildings age and modifications are made to the original design to meet changing tenant requirements, the original operational plans may no longer be valid or running correctly. Studies on older buildings have shown that the money spent on the retrocommissioning process can be paid back in a short period, often in a matter of months.
- Maximizing efficiency and optimizing demand and consumption of every customer can help hold down costs for all customers through most efficient use of NRG Pittsburgh's production equipment and distribution system capacity.

If you need assistance or more information on completing any of these please feel free to contact:

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