



WALKING TOUR PHOTOS

Wednesday, February 22, 2023



AIR HANDLER OPERATIONS

Air Handler for Trauma OR and Trauma ICU's



Deterioration on system supports.



This unit runs 24/7 and loss of air flow causes the trauma center to go on diversion until system is restored.

A

AIR HANDLER OPERATIONS

This is one of four chillers providing cool air to the hospital. It has exceeded useful life. Currently, to maintain *normal* cooling, we must run 3 of our 4 chillers at all times. *Peak* load requires all four chillers to cool the complex. There is no redundancy in this system and during loss-of-power events they are not on emergency power.

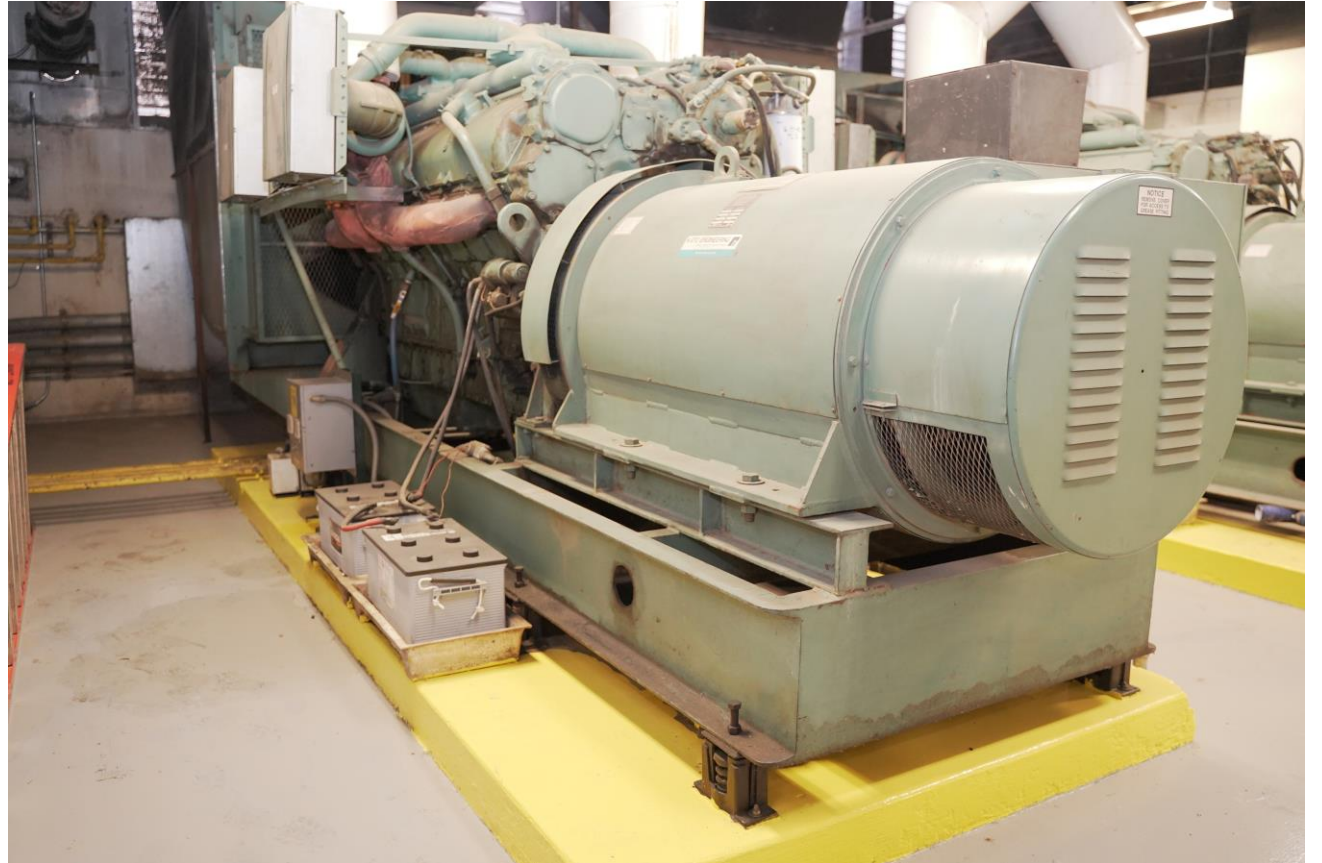




AIR HANDLER OPERATIONS

JEFFERSON BUILDING GENERATORS:

The Jefferson Building has two generators, and no redundancy. Load shedding is necessary if we have a failure.





AIR HANDLER OPERATIONS

Mechanical interstitial space in the Jefferson Building contains air handlers for portions of the building. They are not easily accessible, making swapping out motors and other heavy items problematic.



A

AIR HANDLER OPERATIONS



A

AIR HANDLER OPERATIONS

Location of the 40 foot drop pictured in the previous photo.





JEFFERSON BUILDING

It is expected that under the target seismic events that either the partial or total collapse of the building will occur. This is detailed further in the 2022 A2H Engineering seismic study.





JEFFERSON BUILDING

Deterioration of exterior panels



Plumbing system issues resulted in raw sewage in patient care space.





JEFFERSON BUILDING

Plumbing system piping used throughout Jefferson Building has exceeded useful life.



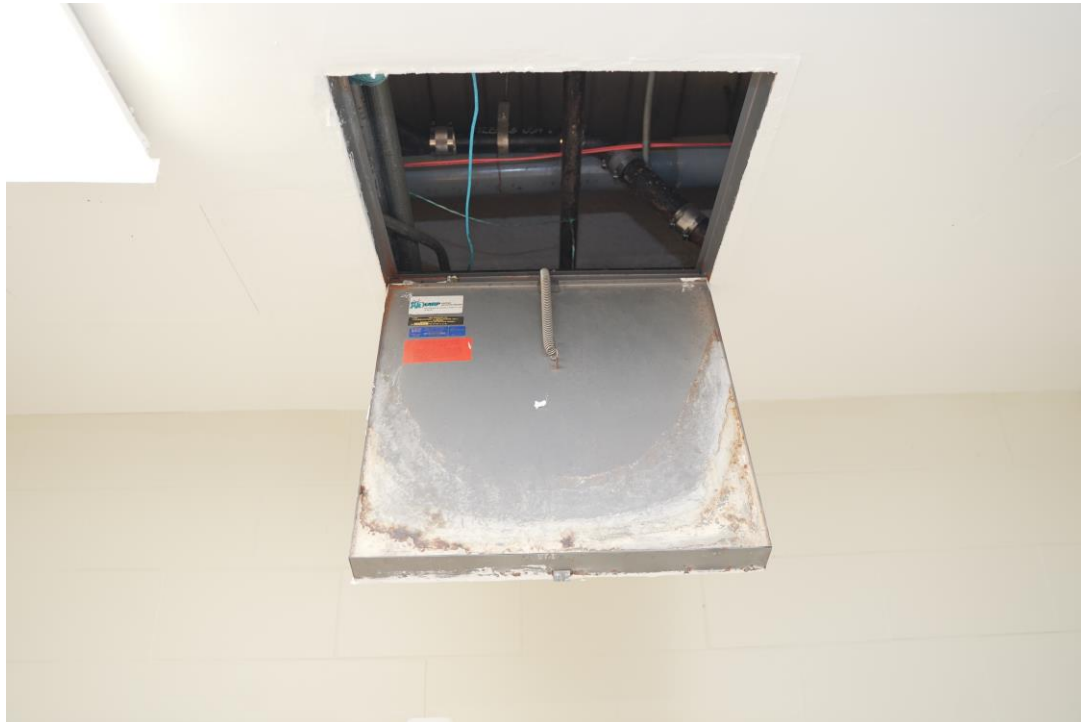
Further, this piping is prone to issues such as cracking due to outdated manufacturing processes.





JEFFERSON BUILDING

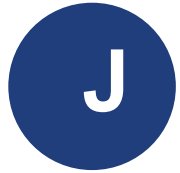
Limited access makes even the most basic of repairs more time consuming and more costly.



Limited space between floors prohibits successful renovation due to lack of available space for more modern building systems.



EX: Not being able to install the required fire sprinkler systems to meet code.



JEFFERSON BUILDING

Windows throughout the Jefferson Building are past end-of-life. Gaskets between panes of glass have failed, compromising the building envelope.

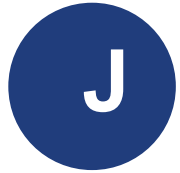




JEFFERSON BUILDING

Each patient room in the Jefferson Building (4th and 5th floors) has its own individual fan coil unit. These units have exceeded their useful life and have severely deteriorated. Again, space above the ceiling is very limited which restricts access to service the unit.





JEFFERSON BUILDING

Example of rusted out drain pan in
patient room fan coil unit.



B BOILER OPERATIONS

Old boiler abandoned in place. No way to remove without demolition of surrounding walls and cutting of access to other support space.



B

BOILER OPERATIONS

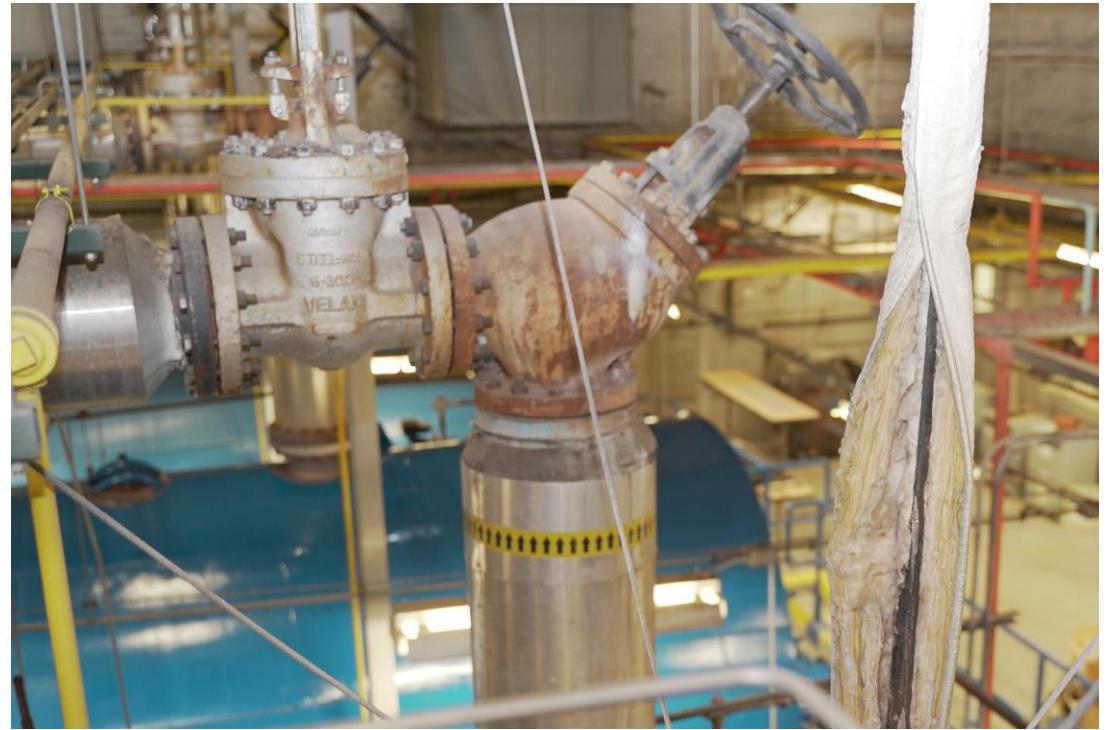
CURRENT BOILER ROOM:

The remaining high-pressure boilers are not only obsolete, they have exceeded useful life and the manufacturer is no longer in business. Replacement of this equipment would require complete system shutdown. Each unit is located under layers of piping, equipment and electrical conduits. The building that houses them is not seismically rated.



B

BOILER OPERATIONS



B

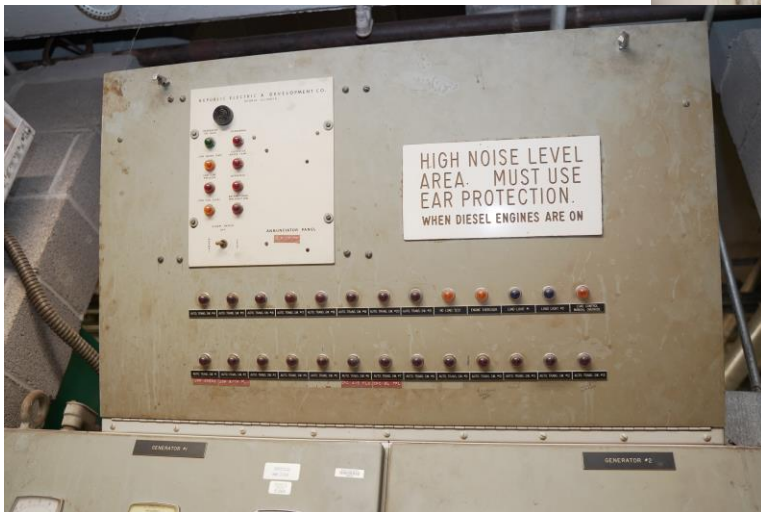
BOILER OPERATIONS



B

BOILER OPERATIONS

Early 1960's instrumentation and controllers for boiler room emergency generators.



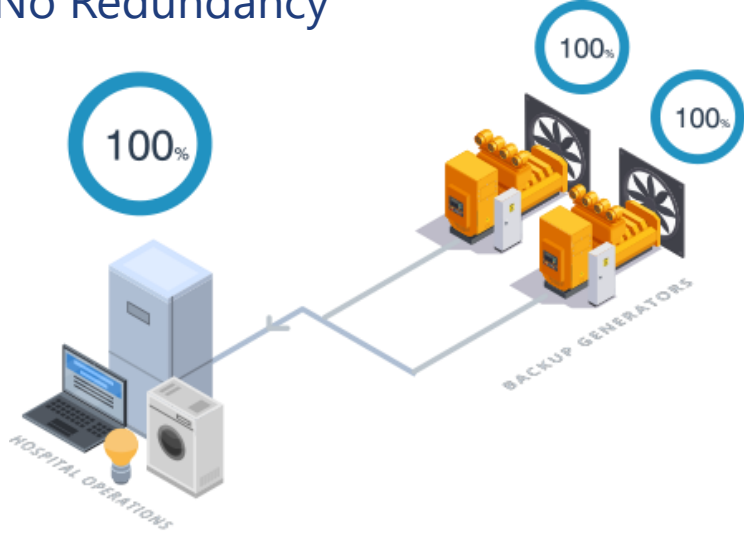
B

BOILER OPERATIONS

Boiler room generators



No Redundancy



Ideal Redundancy

