

Rockland Children's Psychiatric Center - Building 124 Program Report, HVAC Replacement & Sprinkler System Installation Orangeburg, New York

Owner: NYS Office of Mental Health

Total Construction Cost: \$5,350,000.00

Plumb Engineering, P.C. was requested to prepare a program report for the Rockland Children's Psychiatric Center, 140 Old Orangeburg Road, Orangeburg, New York, 10962.

The scope to address under this contract was for the Heating, Ventilating and Air Conditioning (HVAC) Systems Replacement and Sprinkler System Installation. It had been previously determined that the existing HVAC system and Life Safety Code issues need to be upgraded and corrected.

The entire building is presently in violation of Life Safety Code and a new sprinkler system is required to bring the building into Joint Commission for the Accreditation of Health Care Organizations (JCAHO) compliance. The installation of a new sprinkler system will address Life Safety Code issues and correct outstanding code citations.

The HVAC system has a number of design and operational deficiencies and needs to be replaced. The system cannot control space temperatures adequately. The existing system provides too many restrictions to be effective with the various spaces as they become occupied in different ways. The existing system cannot handle any individual zone which has southern exposures in some areas and northern exposures in other. The system has too many limitations to be able to address differing room temperature requirements in the spaces within the same zone. The HVAC system needs replacement to best fit the needs of the spaces and program requirements.



PLUMB ENGINEERING, P.C.

4 Wolfert Avenue, Albany, New York 12204 Phone: 518-465-6037 Fax: 518-465-5210 E-Mail: Engineers@Plumbpc.com