

Wayland arms

307 S. Division Street
Auburn, WA.98001

Introduction

HP was asked to survey the heating water systems in the boiler room to determine what effect raising the floor would have on the system.



Heating water system boilers

Boilers are manufactured by Thermal Solutions

Date of manufacture 02/2009

Model # EVA1500BN1-UEBM

88%EFF.–Input:1,500,000 BTU/HR

The boilers are mounted to concrete pads that are surrounded by the concrete floor. It does not look like the pads have moved/settled however it does look like the concrete floor around them has. It is recommended that the boilers be removed before lifting and releveling the surrounding floor as the process may still affect the pads that the boilers are on.



The boiler circulation pumps are showing signs of having leaked in the past



FOR WAYLAND ARMS SLAB REPAIR & SEISMIC UPGRADE RFQ

Heating water loop pumps

The heating water loop pumps are manufactured by Armstrong. They are showing signs of having leaked in the past as well as their balancing valves. They are not currently leaking. Pump 1 has been replaced at some point as it does not have the same TAG nomenclature as the others. Pump 3 has had its motor replaced. All 4 pumps are supported by the concrete floor and should be removed before lifting and releveling the surrounding floor.

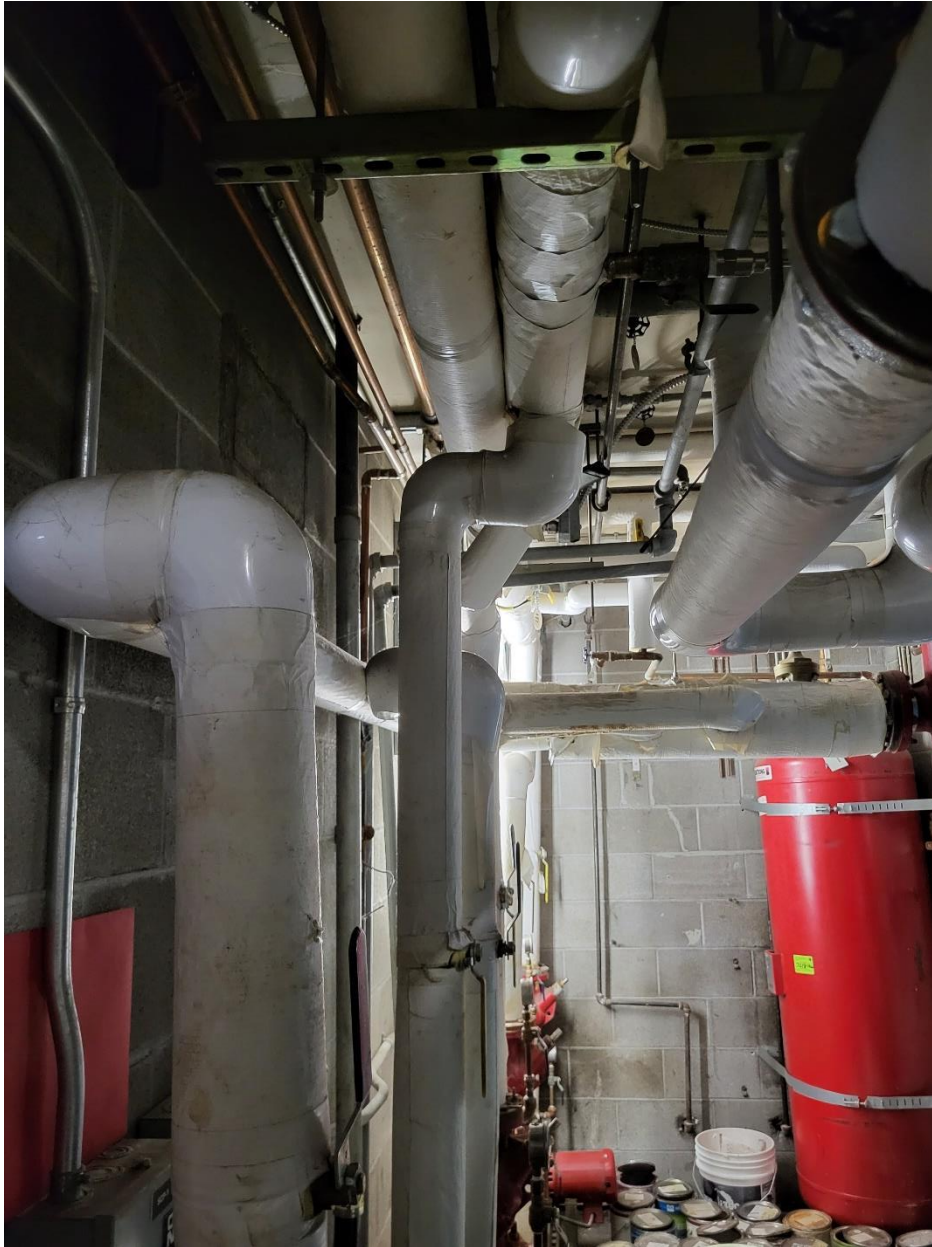




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Expansion Tank

The expansion tank is sitting on the concrete floor. The lower seismic strap has come loose at some point and has been reattached. The tank is currently leaning outward at the top.





It is recommended that this tank be removed before lifting and releveling the surrounding floor.

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Given the age of this system and the fact that most of the equipment should be removed for lifting/leveling the concrete floor, I would recommend removing the piping and reinstalling all new equipment if feasible.

Plumbing lines in the boiler room have been supported by Holaday Parks recently. No additional boiler room piping needs to be moved or adjusted unless it is in the way of other vendors leveling/lifting project, which will be addressed later.

Piping attached to boilers and expansion tanks will need modification depending on how much the floor is raised.