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## Warwick HVAC Review

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Date Mon 2/12/2024 3:56 PM

To Diane Spicer <diane@aspenplaces.com>; Riley Warwick <Riley.Warwick@elliman.com>; Hayward Kaiser <hjk@msk.com>; Tony Merkle <aspenmerk@aol.com>; Scott Warwick <sfwarwick@gmail.com>

## Winfield Arms HVAC Review

2/12/24

Dear Board,

At our last board meeting I agreed to review HVAC related items.

1. Heating – Condominiums overheating
2. Air Conditioning options and recommendations.

2/12/24- I met with Tony Merkle “property manager”

Tony raised a very good point regarding troubleshooting units overheating

- a. Each Condo has a thermostat that controls a zone valve. (The zone valve closes when the desired room temperature setting is achieved.) Typically, when zone valves fail, they fail in an open position and as a result extreme room overheating occurs.

### Action items

- a. Tony is willing to inspect zone valves for proper operation at no charge for anyone that feels their unit temperature is high. (If replacement is required there would be associated expenses.)
- b. It would be a good idea to also record the temperature set point upon arrival at the unit.
- c. In my opinion condo overheating is not a result of boiler room or garage temperature. It is either solar gain or a failed zone valve.
- d. If zone Valve is operational and unit still overheats in winter  
Consider an outdoor air intake fan with filtration.
  - a. This would operate much like an A/C in the winter. Utilizing outdoor air to cool the condo vs mechanical cooling.

### Air Conditioning

#### Mini Split challenges.

- Electrical requirements – Typically 15 to 25 amps.
- Likely would require building electrical upgrades or at a minimum dedicated circuit. (both very expensive)
- Refrigerant line set routing
- Outdoor unit or condenser location

#### Alternative Air Conditioning

- My recommendation would be a portable air conditioner.
- I installed a Whynter ARC 14S Approx. cost \$500 from Amazon
- <https://www.whynter.com/product/arc-14s/>

#### Attributes

- Consumes less electricity than a hair Dryer 11.6 amps vs 15 amps
  - As a result, no electrical upgrade required.

- Condensate drain is not required
- Can be hung on a wall to reduce floor space footprint
- Quiet with remote hand-held temperature control

### **Community Challenges**

- Requires discharge through roof, window or sidewall.

### **Action items**

- Board mandate A/C application.
- Board dictate roofer to be used for roof penetration
- Board mandate sidewall location and specific termination kit so that visual architectural integrity is maintained
- Some condominiums may be challenged with a sidewall penetration due to Dryvit / Stucco siding.
  - I am confident a solution for these units can be reached.
- Other?

### **Alternate B Evaporative cooling**

- Evaporative cooling units are also an alternative
- Shortfall
  - Creates high humidity in space
  - Does not cool effectively

Respectfully Submitted,

Scott F Warwick

**Note:** These are my opinions only and should not be construed as professional recommendations.