

## **LU Facilities BAS SYSTEM TROUBLE ALARMS REPORTING PROCEDURES**

LU Facilities utilizes BAS (Siemens and Honeywell) for building automation and control. These systems have the ability to create alarms/alerts for specific building equipment alerting staff for potential problems or system failures.

The majority of all alarms/pop ups serve HVAC related equipment campus wide but there are also several building and utility system alerts as well.

The mountaintop boiler house has the responsibility to monitor the Siemens system and follow established procedures. Honeywell is monitored at Packard Boiler House. There are established procedures for both during the daytime and after hours / weekends.

There are no research specific equipment monitored by the Siemens system. This process is identical to the Service Level Agreement which outlines facilities responsibilities for maintenance and repair.

All life safety (fire and smoke) and research specific equipment alarms are monitored by the Keltron system and monitored by LU PD.

Types of alarms monitored by Siemens/Honeywell by the boiler house staff include:

### HVAC

- Building/Equipment specific alarms and pop up notification which determine process/follow up required according to system and severity.

### Utilities

- Steam and Chilled Water meters
- Water Leak Detection in various locations (for both Utilities and HVAC assets)
- Energy usage measurements
- Gas pressure sensors
- Asa Packer Campus Chilled Water distribution
- Emergency generator monitoring
- Demand response program screen
- Electrical System Monitoring and Control (SCADA)

LU Facilities will continue to add with the BAS new alarms/pop ups as required for any building related system for both new renovation and or construction.