

## Office of Facilities Management – Physical Plant Department – HVAC Branch

As part of our ongoing celebration of the dedicated staff who provide services and solutions in a friendly and responsive manner and who work tirelessly to ensure campus safety, Risk Management salutes the Heating, Ventilation and Air Conditioning (HVAC) Branch of Physical Plant within the Office of Facilities Management. As our environment can affect our productivity, our HVAC Team becomes an integral part of our daily operations and safety initiatives.

### Physical Plant/Heating, Ventilating and Air Conditioning (HVAC)

The HVAC Branch Manager, Supervisor, and Technicians are driven by dedication and self-pride. HVAC Manager James (Jim) Marinelli leads the daily operations with support from HVAC/Emergency Power Supervisor Christopher Chakwin, HVAC Controls Technician Jonathan Miller, and HVAC Technician III Terry Watson who leads the maintenance crew.



Pictured above (left to right): HVAC Controls Technician Jonathan Miller, HVAC Tech I Joshua Sosa, HVAC Tech I Christian Alvarez, HVAC Tech II Tim Russow, HVAC Tech II Juan Garcia, HVAC Manager James (Jim) Marinelli, HVAC / Emergency Power Supervisor Christopher Chakwin, HVAC Tech I James Sanfillipo, HVAC Tech I Jeff Gonzales, HVAC Technician III Terry Watson, HVAC Tech I Germaine Wright; (Not pictured above: HVAC Tech II Warren Yap)

The HVAC Branch of Physical Plant manages and monitors all repairs and maintenance for mechanical systems at all NSU campuses as well as the contract work performed by outside vendors. Their responsibility includes maintenance, repairs, and operation of building HVAC Systems, the building automation systems (BAS), chiller plants, generators, boilers, Dental vacuum systems, uninterrupted power supplies, food service equipment, natural gas systems, water treatment, and refrigeration systems. Across the University there are more than 2,500 pieces of equipment that require routine maintenance and repair.

Energy Conservation is also part of the daily routine. The BAS is installed in 90% of NSU buildings, while the remaining 10% are set up with digital programmable thermostats. The BAS is designed to operate, control, and monitor building HVAC systems, chiller plants, more than 90% of exterior lighting and select areas of interior lighting. Operating and controlling 90% exterior lighting also ensures the safety for all students, staff, faculty, and visitors. The remaining 10% of exterior lighting is operated by mechanical time clocks and photo cells, with the lights in front of the Don Taft University Center as an example. The BAS is also designed to adjust and control temperatures, humidity, and time schedules in buildings through the automated computer work stations. Utilizing the design temperatures not only allows NSU to conserve energy by controlling utility usage but ensures a safe and comfortable environment for everyone.

### **General Information**

Should you know of an issue or there is a problem in one of your spaces, the most expedient method to get the HVAC team or any of the other branches of Physical Plant to respond, is through a work order. Please send e-mails to the Work Order Control Desk if there's an A/C issue followed up with a work order request. Work Orders must be submitted for activities outside the normal classroom and office business hours.

### **Hours of operation**

8:00 am until 5:00 pm (\*24-hour on call for services and maintenance needs)

For more information regarding Specialty Services/Emergency requests please contact Physical Plant at (954) 262-8800, Fax: (954) 262-3951, or by email at [physicalplant@nova.edu](mailto:physicalplant@nova.edu).