

## Air Handling Unit (AHU) Condition Assessment

Our research in speaking to facility managers across New England indicates there are four trends emerging regarding the HVAC infrastructure in their buildings:

1. Many buildings are aging, and the AHU's are approaching end of life.
2. If critical AHU's fail, it would have a significant negative impact on the building operations and occupants.
3. Physically replacing AHU's is a challenge, as mechanical rooms have limited access to remove/install large AHU's.
4. Access to capital to upgrade or replace this equipment is a challenge, resulting in a "run it until it breaks" approach.

Based on these challenges, facility managers are forced to keep older pieces of equipment running longer with limited access to spare parts, and face costly emergency repairs and temporary HVAC equipment to meet the demands of the building operations.



APA has developed a strategic tool for facility managers to address these challenges. The **"AHU Condition Assessment"** is a new approach to an emerging problem, and assists the facility manager to:

- Inventory/classify the condition of the AHU's serving the building.
- Prioritize the highest risk equipment.
- Dollarize the impact on failure/downtime.
- Prepare budget estimates for upgrades or replacement of AHU's (demo, equipment, installation)
- Provide life cycle costing models comparing "run as is" vs. "upgrade/replace" scenarios
- Present the Condition Assessment to management in an organized, strategic manner for capital funding requests.

*A subset of a comprehensive Facility Condition Assessment (FCA), the Air Handling Unit Condition Assessment (AHU-CA) focuses on our expertise – Air Handling Units. For over 30 years, APA has been providing custom air handling unit solutions to thousands of customers across New England.*



**IMPROVE THE PERFORMANCE,  
RELIABILITY, REDUNDANCY, AND  
ENERGY EFFICIENCY OF YOUR  
AHU'S – START WITH AN AIR  
HANDLING UNIT CONDITION  
ASSESSMENT FROM APA**

