

## Report – A/C Upgrade - no names (6-2022)

8 co-ops responded.

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Sent: Fri, Jun 10, 2022 10:51 am

Subject: CO-OP SURVEY - A/C UPGRADE (REP) (DUE 6-24)

A Coalition member wants to know about the experience of other cooperatives in exploring and implementing an air conditioning upgrade in their buildings. Please reply by Friday, June 24, 2022.

Thanks in advance for helping another Coalition member. The questions follow:

We manage a "pre-war" building with steam water piped heat (radiators) and no existing air ducts. We are considering engaging professionals to advise us on retrofitting the building with either central air conditioning, or some type of distributed system, such as split systems, to provide A/C without using window units.

1. Has your cooperative engaged professionals on such an upgrade?
2. Did you go through with the upgrade and if not, what impediments stopped your building from moving forward (ie, cost, disruption, etc.)?
3. Would someone at your building or on your board be willing to talk to board members from our building about the project? If so, please provide the name and contact information for the individual. The name and contact information will be provided only to the requesting cooperative.

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

[www.CoopsDC.org](http://www.CoopsDC.org)

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<30 units	<p>1. Has your cooperative engaged professionals on such an upgrade?</p> <p><a href="#">Also in a "pre-war" building with steam pipe heating system and no air ducts. No, we have not engaged professionals on this type of upgrade, but it has been discussed at the board level.</a></p> <p>2. Did you go through with the upgrade and if not, what impediments stopped your building from moving forward (ie, cost, disruption, etc.)?</p>
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	<p>Cost and disruption are the primary reasons. Also concern about building costs increasing if split units (which seem to be only reasonable option) were to be installed.</p> <p>3. Would someone at your building or on your board be willing to talk to board members from our building about the project? If so, please provide the name and contact information for the individual. The name and contact information will be provided only to the requesting cooperative.</p>
<30 units	<p>When we replaced our roof we provided an access through the plenum to the roof for each of the four top floor apartments. Three apartments took advantage of installing central air conditioning by using the roof for the air conditioners and the plenum area for an air handler. We also determined that an air shaft could be used for other floors but only those apartments which have access to this air shaft. Only one apartment has installed central air conditioning using the air shaft to the roof.</p> <p>Contact provided</p>
<30 units	<p>We also have a pre-war building with steam radiator heat and no existing air ducts. To my knowledge, we have never considered retrofitting the building with a central air conditioning system, although several co-op members have installed such systems in their own apartments. In view of this, my answers are:</p> <ol style="list-style-type: none"> <li>1. No.</li> <li>2. N/A</li> <li>3. Yes, although I have nothing to offer.</li> </ol>
30-60 units	<p>1. Has your cooperative engaged professionals on such an upgrade?</p> <p>Our co-op is also a pre-war building (1922) with 32 units on eight floors. We are now in the process of planning with a contractor to install mini-splits. However, we have not yet begun work other than to investigate the breaker boxes in individual units and making upgrades to ensure they're adequate for the mini-splits.</p> <p>2. Did you go through with the upgrade and if not, what impediments stopped your building from moving forward (ie, cost, disruption, etc.)?</p> <p>We have not yet started the AC installation and the overall final costs have not yet been fully determined (permits, etc...) . Some shareholders have reservations about the final costs. We plan to divide the costs into two parts:</p> <ul style="list-style-type: none"> <li>• The external infrastructure for lines on the rear of the bldg to the roof to the platform area for the condensers financed through an assessment to the entire co-op. Some shareholders have opted out. Nonetheless, the assessment for outside infrastructure will be applied to all so that an existing outside structure will be in place in case a future shareholder decides to install mini-splits.</li> <li>• Installation of wall-mount cassettes connected to outside condensers will be financed by individual shareholders who wish to participate in this project.</li> </ul> <p>3. Would someone at your building or on your board be willing to talk to board members from our building about the project? If so, please provide the name and contact information for the individual. The name and contact information will be provided only to the requesting cooperative.</p> <p>Yes</p>
30-60 units	<p>We have no experience to offer.</p>
30-60 units	<p>. Has your cooperative engaged professionals on such an upgrade?</p> <p>No. It was discussed but no professional was hired. Some units have central AC and would not be willing to participate in any expense related to this effort. It is not feasible to do without major disruption to units, major build out of soffits inside units and major expense. Not all shareholders will be willing to pay and there is no advantage to undertaking this project as building-wide project. This type of work is better</p>

	<p>handled unit by unit by the shareholder.</p> <p>2. Did you go through with the upgrade and if not, what impediments stopped your building from moving forward (ie, cost, disruption, etc.)?</p> <p>3. Would someone at your building or on your board be willing to talk to board members from our building about the project? If so, please provide the name and contact information for the individual. The name and contact information will be provided only to the requesting cooperative.</p>
30-60units)	<p>At our co-op, we just finished a \$20MM facade restoration and HVAC modernization project (we broke ground in February, 2019 and wrapped up principal construction about 2 years later, though some punch-items are still wrapping up.)</p> <p>Our MEP engineer on the project was Farooq Ahmadzai of Potomac Energy Group. Good to work with on this type of project. He works with lots of residential communities and understands our type of client and our process. He worked with our architect, Cesar Ramos of Ramos Architects, on the HVAC modernization project -- they were a very effective team on both the design phase of the project as well as the construction contract administration.</p> <p>What we did was take out the old 1926 steam heat system and installed a modern refrigerant-based HVAC system made by Daikin.</p> <p>The project was quite challenging because our building did not have utility chases -- we had to build our own pathways to distribute the refrigerant lines into the apartments.</p> <p>The project also took years to design as each of our 55 apartments had a different HVAC layout, which called for its own design solutions.</p> <p>In addition to the HVAC in the apartments, we also added mechanical, conditioned air into the residential corridors.</p> <p>It was quite a project and I am happy to talk to any other association member. Happy to give a tour, too, so people can see how a modern HVAC system can be integrated into a 1926 structure without compromising the Roaring 20s feel of the building.</p> <p>Contact provided</p>
Ontario (120 units)	<p>1. Has your cooperative engaged professionals on such an upgrade? NO</p> <p>2. Did you go through with the upgrade and if not, what impediments stopped your building from moving forward (ie, cost, disruption, etc.)? N/A</p> <p>3. Would someone at your building or on your board be willing to talk to board members from our building about the project? If so, please provide the name and contact information for the individual. The name and contact information will be provided only to the requesting cooperative. N/A</p> <p>Comment: At the CAI Convention Quality Air (who I've used for years in other buildings) had a new product especially for retrofit. No duct needed. Something that looks very much like a convector is placed along an exterior wall inside an apartment. It requires only a 120 amp outlet and 2 very small core drilled holes through the exterior wall. This is for exhaust and condensate. This provides A/C and Heat. Owners could still continue to use steam boiler heat in the winter and only use this unit for A/C. It looked VERY interesting. Technology is rapidly changing.</p> <p>Company website <a href="https://www.qualityairservices.com/services/#1">https://www.qualityairservices.com/services/#1</a></p>