

Childcare Educational Facility Case Study

Verifying HVAC inspection quality with data driven results.

COMPANY OVERVIEW

Since its opening in late 2024, the childcare educational facility was experiencing unusually high utility costs—some exceeding \$8,000 per month. A renown commercial real estate agency, on behalf of the school and property owner Alicia, engaged Melink to investigate and correct the issue.

CHALLENGE

During the original construction phase, the general contractor (GC) opted not to use Melink, instead hiring a mechanical contractor (MC) to perform TAB and commissioning. Melink was not contacted at the time of construction, despite previously working with the childcare facility. Attempts to resolve the matter between childcare facility and the GC led to legal escalation.

Melink began balancing the system in May; during this process, several significant deficiencies were identified. Some of the issues uncovered included multiple missing return grilles and the absence of volume dampers on outlets that had been marked as within design tolerance in the original report.

Additionally, many of the damper handles were sealed shut with duct sealant, rendering them

SERVICES PROVIDED BY MELINK

- Rebalancing the HVAC system for improved performance and comfort.
- Thoroughly documenting field conditions and deficiencies.
- Comparing findings against the original NEBB TAB report provided by the MC.
- Supporting the client's legal team with clear, factual reporting of onsite conditions.

inoperable. These findings directly contradicted the conditions documented by the initial TAB contractor and highlighted the critical importance of independent, third-party verification.



CLIENT IMPACT & OUTCOME

Following the report's submission, the commercial real estate agency and the school owner requested Melink's participation in a meeting with their legal counsel. Melink agreed to attend under the condition that all commentary be limited to documented onsite observations, allowing all interpretations to be made by the legal and ownership teams.

The commercial real estate agency and the owner expressed strong satisfaction with the detail and transparency of Melink's report. It reaffirmed concerns over the original TAB work and gave them a solid foundation to move forward—both technically and legally. They plan to bring Melink back after design adjustments and mechanical repairs are completed to finalize the balancing process.

Additionally, Melink informed the client about NEBB's Quality Assurance Program (QAP), which allows questionable reports to be reviewed for standard compliance—an important resource for validating third-party work.



Return duct for this RTU was incomplete. The diffuser was not installed.

LESSONS LEARNED

This project serves as a clear reminder of the risks in bypassing independent TAB providers. Entrusting verification to the same team responsible for installation can lead to oversights, missed deficiencies, and ultimately, costly legal entanglements.

Had Melink or a third-party TAB firm been involved at project turnover, many of these issues could have been avoided entirely.



Many damper handlers were covered with duct sealant.

Reach out to Melink today to discuss your site's needs