



Lumpkin County, Georgia

Finance Department

Date: September 21, 2016

Agenda Item: Justice Center HVAC

Item Description: Recommendation on next mitigation steps for the Justice Center HVAC system performance improvement.

Facts & Historical Information:

After several years of issues with the HVAC system at the Justice Center, the Board of Commissioner engaged the services of Moreland Altobelli Associates (M&A) to help determine remaining issues with the system and to provide guidance on resolving the remaining issues. Staff has had numerous phone conferences and meetings with M&A. At each step of the process M&A have provided County staff with tasks and staff has completed those tasks. These tasks include: fixing holes in the chimney, replacing diffusers, switching returns and supply lines in rooms, fix air flow problems between rooms, and repair leaking duct work on roof. At the recommendation of M&A, staff has contacted insulation specialists and HVAC contractors to visit our facility and provide their thoughts and recommendations on how to get better performance from our existing system. From these meetings, two more options have been proposed; insulating the beams and commissioning the facility. Our facility's beams were not insulated at the time of construction and these beams become very cold in the winter months and contribute to cold air in the plenum. The last HVAC contractor that visited the facility reviewed everything we had completed to date and asked us numerous questions about the history of the facility. This contractor feels that our facility was never commissioned and that our system wasn't properly balanced. This could be contributing to some of the issues we have in the facility. Staff has discussed with M&A the need to insulate



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the exposed beams in the plenum. A budget price for this is \$22,000. We have also discussed commissioning the facility. A budget price for this is \$11,000.

Potential Courses Of Action:

- 1) The Board can choose to do nothing and allow the facility to remain as is. This means we will continue to have cold spots in the facility and receive complaints from the occupants. This is the least favorable of the options since we have worked on system performance and have made some progress.
- 2) The Board can choose to insulate and commission the facility to see if this helps system performance and mitigates some of the occupant complaints. This option is the best because it addresses two concerns and both can be accomplished with minimal disruption to the operation of the facility.
- 3) The Board can choose to do the commissioning and not the insulation and see if this helps performance. This is not as favorable as option 2 because it still leaves the exposed beams which will be the same as the outside temperature which will continue to impact the temperature of the air that flows in the plenum but this option should help system performance.

Budget Impact:

While not included in the operating budget, the step(s) approved by the Board could be paid from contingency funds.