CORE FACILITY SOLUTIONS

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CORE **FACILITY** problems
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Deferred Maintenance

Case Study#2

Years of deferred maintenance in a county office and law enforcement center facility.

The Challenge

Many times, the heating, ventilation, and air conditioning (HVAC) equipment is the last thing people think of when they look at a facility, but it truly is the heart of the building.

When budgets are formed, items people see every day are the first that are thought of. Flooring, cabinetry, desks, etc. are planned replacement items but how often do you think the HVAC system will last even if it is regularly maintained and serviced? Industry standards estimate that these items should last an average 15-20 years. What do you do when you realize that these systems in your building are 30-50 years old?

When the team at CORE FACILITY SOLUTIONS was asked to analyze a county office and LEC in the West Central region of North Dakota, they interviewed staff and inspected the facility. It was observed that the HVAC system was at least 30 years old, and some equipment was in excess of 50 years old! Many of the air handling systems had worn bearings and motors, the pneumatic temperature control system was not functioning properly, and the comfort complaints were endless. The rooftop HVAC units had moderate to severe hail damage, excessive rust, and severely corroded gas heat exchangers (if left untreated this could lead to carbon monoxide poisoning). Additionally, the LEC was written up for inadequate light levels on annual inspections.

CORE FACILITY SOLUTIONS completed a no obligation facility analysis for the county facility. It was noted that many HVAC systems were at the end of their lifespan and the lighting was severely inadequate in many areas.

The Solution

It was determined that the rooftop HVAC units needed replacement, the temperature control system was in need of a major upgrade and replacement, the propane boilers and air-cooled chillers were past their useful service life, and the lighting was in need of an upgrade to LED technology.

To accomplish the issues addressed in the facility analysis the county commissioners decided to tackle the projects in phases as funds were available. The first phase was to start replacing some air handling equipment, temperature controls, and a portion of the lighting. Additionally, even though some air handling equipment was in excess of 30 years old, it was determined that this specific equipment could be refurbished to save on cost. To accomplish this, all moving parts were replaced, and the units were thoroughly cleaned.

How do we pay for this? Is a common question facing many facility owners. The county and CORE FACILITY SOLUTIONS entered into a Guaranteed Energy Savings Performance Contract. This funding mechanism allows the customer to realize the savings potential of a facility upgrade project and divert dollars spent on energy and operational costs to help pay for it. These savings carry a written guarantee for fifteen years. Additionally, CORE FACILITY SOLUTIONS was able to assist in securing an energy efficiency grant for almost $37,000.

There are many solutions when you need help dealing with deferred maintenance and CORE FACILITY SOLUTIONS is here to help.

Contact CORE FACILITY SOLUTIONS for a NO OBLIGATION facility analysis.

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