

HVAC/Elec Replacement: MCG (P508941)

Category General Government
 Sub Category County Offices and Other Improvements
 Administering Agency General Services (AAGE29)
 Planning Area Countywide

Date Last Modified 12/16/16
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	2,001	293	358	1,350	225	225	225	225	225	225	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,534	2,534	0	0	0	0	0	0	0	0	0
Construction	11,596	114	432	11,050	925	2,025	2,025	2,025	2,025	2,025	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	16,131	2,941	790	12,400	1,150	2,250	2,250	2,250	2,250	2,250	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	16,131	2,941	790	12,400	1,150	2,250	2,250	2,250	2,250	2,250	0
Total	16,131	2,941	790	12,400	1,150	2,250	2,250	2,250	2,250	2,250	0

OPERATING BUDGET IMPACT (\$000s)

Energy				-561	-51	-68	-85	-102	-119	-136
Net Impact				-561	-51	-68	-85	-102	-119	-136

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 18	2,250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,881
Expenditure / Encumbrances		3,574
Unencumbered Balance		1,307

Date First Appropriation	FY 96
First Cost Estimate	
Current Scope	FY 18 16,131
Last FY's Cost Estimate	13,931

Description

This project provides for the orderly replacement/renovation of outdated Heating, Ventilation, and Air Conditioning (HVAC) systems and electrical systems in County buildings. The Department of General Services (DGS) currently oversees, monitors and provides services for operation of the mechanical, electrical and fire protection systems of 250 County facilities with approximately 12 million square feet of occupied space. The project requires periodic condition assessments and renovation of the HVAC, plumbing, electrical, and control systems and equipment; overhauling the air distribution systems; electrical service upgrades.

Estimated Schedule

FY17: Grey Brick Courthouse boilers, MCCF boilers, Strathmore Mansion chillers, Shady Grove Kidstop Furnaces and A/C, Holiday Park Senior Center HVAC equipment replacements, PSHQ air handler and control upgrades. FY18: MCCF boilers, ECC upgrade data center HVAC, AFI Theater HVAC upgrades, Olney Pool HVAC replacement, PSHQ, Lone Oak Day Care, Black Rock.

Cost Change

Increase in FY18 and FY19 to address backlog and cost increases at the PSHQ, Olney Indoor Swim Center, and the Black Rock Center for the Arts.

Justification

Many HVAC, plumbing and electrical systems in County-owned buildings are outdated and well beyond economical repair, particularly in buildings which have not been renovated in many years. In the life of the buildings, the HVAC, plumbing and electrical systems require major renovation or replacement at least once every 25 years. These renovations will not only significantly extend the life of the County buildings, but convert the old mechanical/electrical systems to state-of-the-art energy efficient systems which improves indoor air quality. It conserves energy and saves resources. The criteria for selecting the County facilities for systems renovation or replacement include: mechanical/electrical systems degradation, high maintenance costs, high energy consumption, current code compliance, indoor air quality, and major change of the functional use of the building. Occupational Safety and Health Administration (OSHA) has issued proposed rules for providing quality of indoor air in the work place (OSHA 29 CFR parts 1910, 1915, and 1926). The rules require indoor air quality (IAQ) compliance plans to be implemented. The results of a facility condition assessment of 73 County facilities completed by a consultant in FY05, FY06 and FY07 have been used to prioritize the six-year program. The March 2010 Report of the Infrastructure Maintenance Task Force, identified an annual level of effort for HVAC/electrical replacement based on a 25 year life span.

Disclosures

Expenditures will continue indefinitely.

Coordination

Department of General Services, Departments affected by HVAC projects