

KITTITAS COUNTY
Maintenance

AGENDA STAFF REPORT

AGENDA DATE: February 1st, 2011

ACTION REQUESTED: Requesting further direction for Department of Commerce
Energy Grant

BACKGROUND:

The purpose of this report is to illustrate, if any, the cost benefit of replacing the current 10-ton Roof Pack with two individual 7.5 Ton units.

With possible funding to improve the heating and cooling in the Treasurer's and Assessor's office via a grant funded from the Department of Commerce, Director Anderson has collected a rough estimate on the costs to replace the current unit.

The unit in place is a 10 ton unit that is responsible for both the heating and cooling of the Treasurer's and Assessor's office space. The unit was installed in 2006. The unit has not performed up to the expectations of the office and frequently the situation arises where one side of the building needs heating or cooling – while the other side does not. This has created uncomfortable work environments for one side or the other. In addition, in the cases of extreme temperatures (either hot or cold) – the unit does not seem to keep up with the demand for the entire space. Staff in the offices mentioned are using space heaters to compensate for the lack of heat provided by the rooftop unit.

The solution presented would replace the single 10 ton unit with two 7.5 units. The units would heat and cool the individual offices independently and would not require supplement heat from space heaters.

The estimate to install the two new units is \$40,000

Attached with this report shows the approximate costs to operate two separate units. The data is based on heating and cooling averages for our area, as well as our local rates we pay for utilities.

Based on the estimates there would be approximately \$400 year increase in our utilities. The smaller units in theory would be running less since they are properly sized for the space it is heating and cooling, and using less energy as well – however it does not appear to be able to make up the difference in running one single unit. This analysis includes a

reduction of approximately \$1,100 spent running individual space heaters during the cooler months.

Other factors to consider include the improvement of the work environment with a correctly sized HVAC system, as well as the electrical power that would be available by not using the space heaters during the winter months. It should be noted that it is not uncommon to trip circuit breakers in the offices mentioned while they are attempting to supplement the heat in that office.

Lastly, and perhaps most importantly, a letter dated January 27th from the Department of Commerce has stated “we are too far into the grant period to entertain further changes and continued lack of progress may jeopardize the funds.” It would appear that changing the scope of work would be ill-advised at this point, and could put at risks funds already allocated for other projects.

INTERACTION: Christina Wollman – Public Works,
Kathy Jurgens – Public Works,
Department of Commerce.

RECOMMENDATION: Director Anderson recommends continuing to use the Department of Commerce grant for those projects first identified – and not to include installation of the two 7.5 tons units for the Treasurer’s and Assessor’s office.

HANDLING:
None

ATTACHMENTS:
Cost of New HVAC Spreadsheet
January 27th, letter from Department of Commerce

LEAD STAFF: