

# FACILITIES Data

Public Works Controlled Facilities  
Version as of

1 June 2011

City of Greenville  
Department of Public Works

## General:

All plans and operator manuals that are available for City Buildings are kept in the Buildings and Grounds Plans room.

Not all facilities have plans or as built plans.

## City Hall

Building Name: City Hall

Total Floors: 3

Building Age: App 70+ - Built in: 1930's - Addition: 2005 - Age: 5+

Number of Buildings: 1

Building Operator: Kevin Heifferon Phone: 252-329-4522

Building Manager: Thomas Moton, Assistant City Manager Phone: 252-329 -4432

Building Type: Office

Building Total Square Footage: 48,057 sq. ft.

Additions/Renovations: A new wing (building was extended to the west) was added to the Building in 2005.

Describe Renovations:

The existing part of the building had a complete rehab.

In 2010 the HVAC System that handled the personnel and the IT server room in the 1930s era section of the City Hall was separated and a new dedicated air conditioning system was installed for the server room.

A new roof is scheduled for the 1930's era section in FY 2011/12.

Operating Schedule:

Daily: 8:00am-5:00pm & nights for Council and Commission Meetings

Weekend:

Electric Meter for Building:

Gas Meter for Building:

Water Meter for Building:

### Issues to be Addressed by Performance Contract

The Atrium entrances do not have an airlock which results in loss of controlled atmosphere whenever doors are opened.

The VAV boxes for the conference rooms in the new section of the building do not have supplemental heat strips. These rooms tend to be cold on cloudy winter days.

Certain offices on the north side of the new wing do not have sufficient HVAC capacity to keep them warm. Results in some rooms being too warm and others being too cold.

Receptionist in the Atrium is exposed to outside air whenever the doors open.

The Secretary area in the City Manager's office does not have a heating strip in the VAV box. This results in the area being cold in the winter.

The City Cable TV channel production room generates a lot of heat and it operates 24/7. During the summer, the HVAC system that supports this room and other areas cannot be placed on unoccupied at night or on the weekend. This result in wasting energy cooling other rooms that are unoccupied.

### Special Needs or Circumstances

IT area and the Server Room is secured, an escort will be provided.

City Hall (200 W. 5th St.)				
Air Handler Units				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	39NC-49	22000	480	3
Carrier	39MW-12	6000	480	3
Carrier	39NC-49	25000	480	3
Carrier	40QKB036-3	915	208/230	1
Carrier	40QKB036-3	915	208/230	1

Water Heaters		
<i>Manufacturer</i>	<i>Model</i>	<i>Size</i>
A.O. Smith	DEN-120	120 gal
A.O. Smith	DEL-15	15 gal
Powerstream	RP1	N/A

Condensing Units			
<i>Manufacturer</i>	<i>Model</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	38AH-064	480	3
Carrier	38AH-034	480	3
Carrier	38AH-074	480	3
Carrier	38HDL036-3	208/230	1
Carrier	38HDL036-3	208/230	1

\*Data on this sheet to be verified by the ESCO

Municipal Building  
201 West 5<sup>th</sup> St.  
Greenville, NC 27858

Building Name: Municipal Building

Total Floors: 3

Building Age: \_\_\_\_\_ - Built in: 1930 \_\_\_\_\_ – Addition: Minor \_\_\_\_\_ - Age: \_\_\_\_\_

Number of Buildings: 1

Building Operator: Kevin Heifferon \_\_\_\_\_ Phone: 252-329-4522

Building Manager: Merrill Flood, Director of Community Development Phone: 252-329-4504

Building Type: Office

Building Total Square Footage: 30,291 sq. ft.

Additions/Renovations:

Describe Renovations:

In 2005 floor 1 and 2 had a complete rehab to include HVAC, electrical system. The 3<sup>rd</sup> floor had a face lift. The existing HVAC system for the 3<sup>rd</sup> floor was not changed.

The project included a minor addition to install an elevator.

A new roof is under design for the building. Contract should be awarded late summer 2011.

Operating Schedule: Daily: 8:00am-5:00pm Weekend:

Electric Meter for Building:

Gas Meter for Building:

Water Meter for Building:

**Issues to be Addressed by Performance Contract**

The 1st floor offices that face Jarvis Church are in shade most of the year. The HVAC system cannot maintain the appropriate temperature for the offices in the winter.

2d Floor is impacted but to a lesser degree.

The building has a basement.

The HVAC System for the third floor may need replacing.

**Special Needs or Circumstances**

<b>Municipal Building (201 W. Fifth Street)</b>				
<b>Air Handler Units</b>				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>
Lennox	CB17-95V-1		208	
Markel	CHMS3IU-391		208	
Lennox			208	
Lennox	CHMS		208	
Carrier	39M-30	15000	208	3
Carrier	39M-17	7525	208	3

<b>Water Heaters</b>		
<i>Manufacturer</i>	<i>Model</i>	<i>Size</i>
A.O. Smith	DEN-120	120 gal
A.O. Smith	DEL-15	15 gal
Powerstream	RP1	N/A

<b>Condensing Units</b>			
<i>Manufacturer</i>	<i>Model</i>	<i>Voltage</i>	<i>Phase</i>
York	H3CE090A25A	208	
York	H5CE090A25A		
Comfortmaker	NAC018AKB1	208/230	1
	HS18-261-7P	208	
Carrier	38AH-054	208	3
Carrier	38AH-028	208	3

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Public Works Complex  
1500 Beatty St.  
Greenville, NC 27834

The Complex consists of 5 buildings:

Administration  
Fleet maintenance  
Traffic Services  
Streets  
Buildings & Grounds

There is one gas service (one meter) and one water service (one meter) for all buildings in the compound. The buildings have separate electric meters.

Building Name: Public Works Compound

Total Floors: 1

Building Age: 31 - Built in: 1979 – Addition: 2002        - Age: 9

Number of Buildings: 5

Building Operator: Kevin Heifferon                      Phone: 252-329-4522  
Building Manager Kenneth Jackson                      Phone: 252-329-4522

Building Type:

Administration	Office
Fleet maintenance	Vehicle maintenance facility with offices
Traffic Services	Office, workshops
Streets	Offices, workshops
Buildings & Grounds	Offices, workshops

Building Total Square Footage: 18,900 sq. ft.

Additions/Renovations:

Describe Renovations:

Installed a mezzanine in Traffic Services.

Expanded the Admin Building to the North

Operating Schedule:

Admin Mon –Fri : Daily:	7:00am-6:00pm (some night meetings)
Fleet maintenance	7:00am-7:00pm (Sat 7:00 am to 7:00pm)
Traffic Services	7:00am-6:00pm
Streets	7:00am-6:00pm

B&G

7:00am-6:00pm

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### **Issues to be Addressed by Performance Contract**

Traffic Services Building – Lack of Insulation.

Streets Building – Lack of Insulation

Fleet Maintenance Building – Break Room and offices insulation and HVAC

Admin Building –

Southern side of building can get very warm in the summer

Northern side of building can get very cold in the summer.

Buildings & Grounds – Mixed use and dust control

### **Special Needs or Circumstances**

Fleet Building – Uses swamp coolers to cool mechanics in the summer.

<b>Public Works Complex (1500 Beatty St.)</b>				
<b>Furnace Units</b>				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	58MCA060-08	800	115	1
Carrier	58MCA060-08	800	115	1

<b>Gas Pack Units</b>				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	48TF007	2100	208	3
Carrier	48TF004	1200	208	3
Carrier	48TF005	1600	208	3
Carrier	48TF004	1200	208	3

<b>Water Heater</b>		
<i>Manufacturer</i>	<i>Model</i>	<i>Size</i>
State	PV6-10MS-K	6 gal
State	PV10-10MS-K	10 gal



<b>Condensing Units</b>			
<i>Manufacturer</i>	<i>Model</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	38CKC024	208	1
Carrier	38CKC024	208	1

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Gardner Training Center  
1402 Brownlea Dr.  
Greenville, NC 27858

Building Name: Gardner Training Center

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Total Floors: 1

Building Age: \_\_\_\_\_ - Built in: 1950s\_\_\_\_\_ – Addition: \_\_\_\_\_ - Age: \_\_\_\_\_

Number of Buildings: 1

Building Operator: Kevin Heifferon\_\_\_\_\_ Phone: 329-4522

Building Manager: Bob Kasey\_\_\_\_\_ Phone: 252-329-4491

Building Type: Office

Building Total Square Footage: 2,240 sq. ft.

Former Fire Station that was converted into an office and classroom area. . The bay doors were closed and the bays converted into the class room area.

Additions/Renovations:

Describe Renovations:

Converted from a Fire Station to a training center on or about 1990.

Operating Schedule: Daily: 8:00am-5:00pm      Weekend:

Electric Meter for Building:

Gas Meter for Building:

Water Meter for Building:

:

**Issues to be Addressed by Performance Contract**

The building still has single pane windows.

**Special Needs or Circumstances**

<b>Gardner Training Center (1402 Brownlea Dr.)</b>				
<b>Air Handler Units</b>				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	58PAV055-GC		115	1
Luxaire	GCU1100FF		120	

<b>Water Heater</b>		
<i>Manufacturer</i>	<i>Model</i>	<i>Size</i>
Envi-Ro-Temp	EFR90-32DLV	30 gal

<b>Condensing Units</b>			
<i>Manufacturer</i>	<i>Model</i>	<i>Voltage</i>	<i>Phase</i>
Carrier	38CK036300	208/230	
York	H2RA036506E	208/230	

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Police Fire/Rescue Headquarters  
500 S. Greene St.  
Greenville, NC 27834

Building Name: Police & Fire/Rescue headquarters

Total Floors: 3

Building Age: \_\_\_\_\_ - Built in: 1995 \_\_ – Addition: None \_\_\_\_\_ - Age: \_\_\_\_\_

Number of Buildings: 1

Building Operator: \_\_\_\_\_ Phone: \_\_\_\_\_

Building Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

Building Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

Building Type: Office

Building Total Square Footage: 47,956 sq. ft.

Additions/Renovations:

Describe Renovations:

Operating Schedule: Daily: 24hrs Weekend: 24hrs

Portions of the building are 24/7. Other areas are not used at night or on weekends

Electric Meter for Building:

Gas Meter for Building:

Water Meter for Building:

:

**Issues to be Addressed by Performance Contract**

The building is not on a control system. Operationally this building is a prime candidate for a control system with zoning to reduce energy consumption during nights and weekends.

The windows in the building are operational. Employees are using the windows to control the temperature in their offices.

The Building has a communication center that is manned 24/7 and is cooled all year.

**Special Needs or Circumstances**

There are some security measures here, an escort will be provided.

<b>Police/Fire Rescue Headquarters (500 S. Greene St.)</b>				
<b>Rooftop Units</b>				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>
McQuay	RWS-800B	10800	460	3
McQuay	RWS-804B	18450	460	3

<b>Water Heater</b>		
<i>Manufacturer</i>	<i>Model</i>	<i>Size</i>
Cemline	V275SWH	275 gal

<b>Condensing Units</b>			
<i>Manufacturer</i>	<i>Model</i>	<i>Voltage</i>	<i>Phase</i>
Air-Ease	2SHP13LB124P		

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Police Substation  
1024W. 5<sup>th</sup> Street  
Greenville, NC 27834

This property is a house that was constructed by Pitt Community College and was moved on site.

Building Name: Police Substation

Total Floors: 1

Building Age: \_\_\_\_\_ - Built in: 2008\_\_\_\_\_ – Addition: \_\_\_\_\_ - Age: \_\_\_\_\_

Number of Buildings: 1

Building Operator: Kevin Heifferon \_\_\_\_\_ Phone: 252-329-4522

Building Manager: LT Kevin Smeltzer \_\_\_\_\_ Phone: 252-329-4332

Building Type: Office

Building Total Square Footage: 1,500 sq. ft.

Additions/Renovations:

Describe Renovations:

Operating Schedule: Daily: 24/7 however it may be unoccupied during periods of the day.

Electric Meter for Building:

Gas Meter for Building:

Water Meter for Building:

**Issues to be Addressed by Performance Contract**

**Special Needs or Circumstances**

There are some security measures here, an escort will be provided.

<b>Police Substation (1024W. 5<sup>th</sup> Street)</b>				
<b>Air Handler Units</b>				
<i>Manufacturer</i>	<i>Model</i>	<i>CFM</i>	<i>Voltage</i>	<i>Phase</i>

<b>Water Heater</b>		
<i>Manufacturer</i>	<i>Model</i>	<i>Size</i>
Rinnai Tankless	R63-LSE	N/A

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City Warehouse  
101 Hooker Road  
Greenville, NC 27834

This property is a car dealership that was built in the 1950s that the City purchased for a warehouse.

Building Name: City Warehouse

Total Floors: 1

Building Age: \_\_\_\_\_ - Built in: 1950s \_\_\_\_\_ – Addition: \_\_\_\_\_ - Age: \_\_\_\_\_

Number of Buildings: 1

Building Operator: Kevin Heifferon \_\_\_\_\_ Phone: 252-329-4522

Building Manager: Ken Jackson \_\_\_\_\_ Phone: 252-329- 4522

Building Type: Office & warehouse

Building Total Square Footage: 12,293

Additions/Renovations:

Describe Renovations:

Renovated one section (5 bays) of the facility in 2010 to support police evidence storage.

Previous owner put new lights in the high bay area.

Operating Schedule:

Evidence storage is a controlled atmosphere 24/7

Remainder is unoccupied except when in use.

When purchasing moves in it will be Mon – Fri 7-6 in the office portion of the building.

Electric Meter for Building:

Gas Meter for Building:

Water Meter for Building:

**Issues to be Addressed by Performance Contract**

Heat the warehouse at only a minimum temperature when occupied.

The old show room area will be the office area for the City's Purchasing Department.



**Special Needs or Circumstances**

There are some security measures here, an escort will be provided.