Lurleen B. Wallace Community College

Continuous Commissioning® Services

About the Facility:

Lurleen B. Wallace Community College offers opportunities for learning and growth by providing academic and technical instruction, workforce development, and continuing education in a culturally rich environment. With three campuses throughout Alabama, this project focused on commissioning work for the Greenville, Alabama campus. Sain Engineering Associates, Inc. (SEA) was selected to provide commissioning services for the HVAC systems of two seperate buildings, as well as the chiller plant.

Scope of Work

SEA began a phased commissioning approach in 2016 for the two-story technology center building and the Wendell Mitchell Conference Center. Both buildings have air handlers, and variable air volume boxes with electric reheat and exhaust fans. The chiller plant has two 60-ton chillers with primary and secondary flow.

SEA performed functional testing on all HVAC components and identified many issues that have plagued the campus since construction was completed. Upon investigation, SEA worked to repair the issues. Additional testing determined that the system was responding to the various energy conservation startegies. These remedies also helped to improve building comfort and increase overall efficiency. SEA also developed an instructional manual for the facility staff to help navigate the new building automation systems that were put into place.

Results

This process resulted in reducing energy costs by 32% with the highest month yielding a 41% reduction. This resulted in the lowest monthly cost on record. Overall, utility consumption had been reduced by 43% at the end of 2019.

Savings to Date:

- Retro Commissioning Savings to Date is $116,920
- Average Consumption Savings to Date is 54%
- Average Cost Savings to date is 44.6%

SEA helped reduce utility consumption by 50% with a cost savings of more than 44% for a total savings of $116,920.

2
Commissioned Buildings

30k
Square Feet

2020
Completion Date

SAIN ENGINEERING ASSOCIATES, INC