

## JAMES A. GARFIELD SCHOOL DISTRICT

# WORKING WITHIN BUDGET TO CREATE OPTIMAL BUILDING PERFORMANCE.

**The James A. Garfield School District maintained their mechanical and building automation systems in-house, calling HVAC contractors when repairs were needed, but the units continued to cause problems, even after they called manufacturer's representatives.**

Last year, as spring was heating up, the school district's roof top unit was unable to keep up with the weather. When Air Force One visited to repair it, we also discovered that only some of the school's gymnasium units were working properly. Upon inspection, we found a range of issues, with boilers working against each other and a malfunctioning building automation system.

### **Creating the Plan**

The entire scope of the repair was over budget, so we worked with the district staff to create a plan. By redesigning the preventive maintenance plan, funds were budgeted to retro-commission and upgrade an open protocol controls system.

### **Resolving the Issue**

During the project we discovered that the building automation system suffered from a flawed installation – the unit ventilators were never connected, costing time and money. The fully operational system now enables complete control, as well as staff access from smartphones and tablets.

**After resolving the immediate issues, Air Force One is working with the James A. Garfield School District on a five-year plan to create efficiency, cost savings and optimal performance.**

