

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

BUILDING COMMITTEE

Richard Harsh, Chair

Steve Whittaker, Vice Chair

John Oliver, County Historian, Secretary

Ken Buckmaster

Richard Johnson

David Nollner

Cliff Sallee, Public Works Director

Dwight Jewell, Comm Chair

Stephen Chambers, Mayor

JANUARY 13, 2022 | 6:00PM | TC COURTHOUSE

Agenda

1. Open Meeting
2. Review Minutes from November 16, 2021
3. Discussion Items
 - A. Courthouse Improvements
 - Heat & Air Systems
 - Election Office
 - Window Improvements
 - B. Criminal Justice Center RFQ
 - C. Health Department Expansion
4. Other business
5. Public Comments
6. Adjourn

Building Committee Meeting: Minutes

Tuesday, November 16, 2021 6:00 pm. At the courthouse

Members present:

Richard Harsh

Ken Buckmaster

Mayor Chambers

David Nollner

Dwight Jewell

John Oliver

Steve Whittaker

Others: Steve Paxton, Chris Gregory

Meeting called to order.

Minutes of the last meeting approved.

First order of business was to elect officers for the upcoming year.

Motion by Nollner to retain the present slate of officers. Second by Buckmaster. Passed.

Chairman: Richard Harsh; Vice-chair: Steve Whittaker; Secretary: John Oliver

Old Business:

- Chairman Harsh asked the mayor to update the committee on the renovations to the courthouse to make the Election Office ready for use.
- Mayor Chambers reported that flooring, heating, and other issues are being addressed and taken care of.
- Election Official Steve Paxton spoke to the group giving some deadlines that needed to be met by the Election Commission. He hopes to be in place in the new offices by the first of February. He is already getting the paperwork prepared for candidates of next year's elections. Mr. Paxton also noted that the old downstairs courtroom would be the place he needs to use for early voting, but some issues need to be taken with that room to make it more functional.

Mr. Paxton reported that efforts are ongoing to hire a part time assistant for his office.

- Chairman Harsh then asked the mayor to report on the problem with the courthouse windows, which need re-glazing and painting. Mayor Chambers reported on the expense another county had encountered with getting bids to do their comparable job. After some consultation with others he is going to see how much work can be done with county workers to save money, as most of the work is just painting which Mr. Sallee and his staff can manage.
- The mayor then updated the committee on the needed replacement to the courthouse heating and cooling systems. He has given blueprints to some companies to help them prepare bids and is waiting to hear back from them.
- Mayor also noted that he had been approached about the county selling some land next to the new fire hall. But, although at the present the county is not using that land, it may well find a need for it in the future. The group agreed that it is probably wise to hold on the land for the present.
- Mayor Chambers reported that GNRC is looking for locations to finance affordable housing in underserved communities and may be looking at Trousdale County in the near future.

New Business:

- The committee was informed that the Health Department is asking for an addition to their building on East Main Street. They need storage room and one more examination room. While it was agreed that their needs were realistic, no action will be taken by the committee until the finance committee can come up with a means to pay for the improvements.

With no further business the meeting was adjourned.



Trousdale County Courthouse Proposed Covid Risk Mitigation and Infrastructure Upgrades

Case Statement:

The Trousdale County Courthouse is in immediate need of improvements to upgrade air quality and provide consistent, energy efficient temperature control throughout the building. The current aging system is inefficient and unable to perform consistently. Additional, repairs are becoming increasingly expensive due to outdated and obsolete parts. Trane's proposed solution will bring a state-of-the-art HVAC system to provide cost-effective, energy efficient comfort and air quality to the building.

Opportunity:

The American Rescue Plan (ARP) includes a Coronavirus Local Fiscal Recovery Fund of \$350 billion in emergency funding for state, local, territorial, and tribal governments. The Local Fiscal Recovery Fund represents an opportunity for Trousdale County Courthouse to remedy an aging system and falling revenues from the pandemic. The legislation on how ARP funds can be used is brief, leaving much discretion to counties based on their unique priorities and budgets. It states funds can be used for investments in infrastructure. This includes facility modernization, HVAC, indoor air quality, and other responses to public health emergencies.

Current State of HVAC

- Current System was designed in 1971 and most of the components in the building are over 50 years old
- Outside Air is Minimal (Make up and Exhaust Air)
- Lack of Mitigating Risk with Air Cleaning Products.
- AHU filtration is MERV 8 if present
- Inconsistency in the temperature throughout the building.
- Due to the age of the equipment, repair costs are high, availability of parts are becoming increasingly difficult and the potential for the failure of a major component of the system is possible.
- Current System
 - Air -Cooled Chiller outside and Boiler located in the basement.
 - Two Pipe System so either building can Heat or Cool but not both at same time
 - 24 Fan Coils mainly around the perimeter of 1st and 2nd floor.
 - Minimal outside air is provided only to the courtroom.
- The building does not have a control system and all spaces are controlled locally by thermostats. There are no considerations for energy efficiency.

Trane Proposed Resolution

- Perform engineering to finalize
 - Makeup air and Exhaust CFM's
 - Size and quantity of Synexis Bio Defense Systems
 - Increased filter sizes
 - HVAC
 - Controls to a new DDC Energy Management System
 - Size of Variable Refrigerant Flow Systems (VRF) by area to replace both Chiller and Boiler
 - Install Outdoor VRF Heat Pumps likely where existing Chiller is located
 - Replace existing Fan Coils with Similar Style VRF Air Handlers.
 - Introduce Outside air thru a dedicated outside air units where possible.

Budgeted Cost

HVAC Renovation Budget	
Items	Installed Sale Price
Demo Existing Systems	\$0,000
New VRF Fan Coils	\$270,000
New Outside Air Units	\$125,000
New Condensate Drainage	\$40,000
Controls	\$75,000
IAQ Measures	\$150,000
Engineering	\$30,000
Contingency	\$50,000
Final Budget	\$820,000

Trousdale County Health Department COVID19 Proposition

To whom this may concern,

As you are all aware, the COVID19 pandemic hit us and made us re-evaluate how we operate, as well as how to adapt to the situation at hand. It changed how restaurants operated, how business ran, and led us to see some flaws in the current structures of some of our buildings. This is especially the case with the health departments everywhere. Here in Trousdale County Health Department, we have seen how ill equipped we are to handle a pandemic this size due to many factors that come with it. While some of those factors, like the size of the parking lot, or the layout of the rooms, cannot be altered unless we build a new site, others can be addressed and will help the staff deal with this pandemic, and any future scenarios.

One such issue, quite important to be frank, is the lack of a storage room for PPE. There is a small room where the health department staff can store PPE, but it has not been sufficient to hold the volume of PPE and supplies that have been delivered from the Mid-Cumberland Regional Office to keep up with demand of testing and vaccinating. These supplies range from gloves, face shields, and gowns, to test kits, syringes, and alcohol wipes. While some of these do get stored in the storage room, the rest is located in the clinical rooms, the front desk, the conference room, the break room, and the offices of the environmental staff. This limits the space that the staff has to work, it limits social distancing (for both the staff and the patients), and they are running out of room to store these supplies. As you can see, this directly affects the personnel as well.

There is a shed outside that can be used for storage, as well as a shed in the parking lot, but these two units are not air conditioned, and are thus not an appropriate means to store PPE.

Issue number two is an air conditioned unit. There is an air conditioned unit that has, at most, a year of life left on it. This can pose a serious health threat to the staff there, as there are various strains of the virus right now, and the air circulation is paramount (with the appropriate precautions) to help with the spread of COVID19. Not to mention the fluctuations of temperature that are going to happen as the AC unit nears the end of its life.

My proposal is this: let us expand the health department by giving it two more clinical rooms, and a designated storage room for PPE in the unfortunate case that this happens again, or a scenario like it. The area directly behind the health department would be ideal, as it would allow for the addition of three additional rooms, while not taking up too much of the land. Each clinical room would have a measurement of 120 square feet (10 feet by 12 feet), while the storage room would have a measurement of 480 square feet (20 feet by 24 feet).

This would allow for the adequate social distance requirements needed in the rooms, would allow for the proper storage and inventory of PPE vital to COVID19 testing, prevention, and vaccinating, and would result in a more efficient health department.

As for the air conditioned unit, I propose that the old faulty one be replaced with a new one, to prevent the decrease or complete stop of air flow in the health department. With personnel working there, and patients coming in, the air needs to keep flowing to help reduce the risk of transmission.

I have marked in the map below areas where I would like for us to expand.

To conclude, in the defense of the health department, it was built with a sole purpose, and it served it well. But the population has increased since, a pandemic has hit us and made us re-think and structure everything around it, and it is time for change and improvement. If another event like this happens, and no changes are made, we will be back to step one, and with a burnt out staff that will feel overwhelmed due to lack of sufficient space. Thank you for taking time to read this, I look forward to working with you, hearing of any ideas you might have, and open to questions and suggestions.

Sincerely,
Adalberto Valdez
Public Health County Director
Trousdale and Wilson County Health Departments



PPE
Storage
Room

RM
2

RM
1

Trousdale County
Health Department

E Main St

E Main St

Google

E Main St

Map data ©2021