

**North Carolina Association of County Commissioners
2005 Ralph W. Ketner Employee Productivity Awards Application**

County:	Pitt	Employee:	Michael G Rogers	Email:	mgrogers@pittcountync.gov
County Department:	Buildings & Grounds	Employee Title:	Supt. of Buildings & Grounds		
County Phone:	(252)830 6358	County Address:	Mailing	1717 West 5th Street Greenville NC. 27834	
Is this project being submitted on behalf of two or more employees?				No X	Yes

If yes, please provide below a listing of all project employees in Number 6. Employee & title as listed above should be for lead team member.

Fair Labors Standards Act Designation: In order for your project to be eligible, you MUST indicate one of the following. If you do not know, please contact your personnel director

EXEMPT: X **NON-EXEMPT:** **BOTH (if applicable to team):**

1.	Productivity Improvement Title:	Trash to Treasure – Ways to Recycle old Equipment
2.	Implementation Date (must be between January 1, 2005 and December 31, 2005)	November 1, 2005
3.	Please describe the productivity improvement. (Please limit response to these 2 pages.)	

As a part of our Energy Savings project, the County was going to replace the chiller that serves our Public Health and Mental Health/Social Services buildings. Michael Rogers, the superintendent of our Buildings & Grounds Department, believed there was a future use for the old chiller. He decided to repair the chiller that was going to be sold for scrap and make a mobile chiller unit. That way, if Pitt County had a chiller failure in the future, we would have a backup chiller unit that could be hooked up and in use and cooling in less than 24 hours. Another advantage of a mobile chiller is that Pitt County could offer the rental of the unit to others at a lesser cost than the market rate in case of an emergency.

Mike contacted a local vocational center in Greenville and worked with them to have a 40 foot trailer donated for the mobile base. While it had to be sand-blasted and all lights and tires repaired or replaced – this was far cheaper than the purchase of a new trailer. He also donated his time on a Saturday and personally painted it making it look brand new. Thus, he had created a trailer to haul the chiller.

Next, he went to work on the unit finding a compressor, which originally listed for \$11,000.00 but through his efforts, was purchased for \$5,300.00. He contacted several companies to get the best prices to get this chiller back to a reliable condition if it were to ever be needed. He also, at the time the new chiller was being installed at the County buildings, had the contractor install tees and valves at no extra cost. Then, if the new unit ever failed, all that would have to be done to bring the building back up using the mobile chiller would be to the tees and valve off the new unit, connect the wiring and the building could have air conditioning in a short amount of time with only employee labor cost.

The total cost of getting this unit ready to go mobile and making it reliable to use at a moment's notice is approximately \$20,000. This is

less than 1/2 of what the County spent last year when we had a chiller go "out" and had to rent equipment in the interim before the repairs were made. See the section below for more information on that situation and how that inspired Mike to decide on this course of action.

4. Please describe why this project was initiated or what problem it addressed:

On June 11, 2005, the chiller in the Mental Health Building went out as a result of a bad compressor and other problems. We had started a performance contract with a company and this chiller was due to be replaced. Unfortunately, that replacement was scheduled for September – 90 days in the future - when the weather and temperature would not be such a factor during replacement. At the time of failure, the average daily temperature was hovering around 90+ degrees and the new chiller, while on order, would not be in place in time to help the current situation. Therefore, Pitt County had to scramble to find and get a rental chiller on site and up and running in short order. We located several companies that rented chillers. The closest one was in Texas. The best price we could find was \$14,000.00 per month due to the large size chiller needed.

The chiller was rented at \$14,000.00 a month. We had to rent it for three months at a cost of \$42,000.00 plus the cost of having it transported to the site over night. Other associated costs including making the connection, wiring, welding and having to purchase anot

The urgency for immediate replacement was due to the large number of employees working in the building and the temperature within the facility they were having to work in. The County had no surplus office space and eliminating downtime of a significant portion of our workforce had to be factored into our plan. The staff in this facility are in direct service provision roles – Mental Health and Social Services – and to “close shop” was not an option. Having been through this once, Mike recognized it could happen again and he decided to take advantage of the chiller we were going to scrap and repair it so Pitt County would not have to incur this kind of expense again.

5. Please quantify the improvement's results in terms of cost savings, cost avoidance and/or a higher level of services provided.

(Please indicate what resources were used to achieve your results and what was done with the time savings, if any accrued).

Once complete, the mobile chiller unit could save Pitt County as much as \$14,000.00 a month in direct costs as well as staff productivity. It could also generate some revenue for Pitt County if another agency or municipality was to rent it from us. The mobile chiller can help us avoid future cost of renting a chiller unit and increase our level of service due to the reduced downtime. The mobile chiller will not only save us time getting the building back to an acceptable comfort level, but it will allow the employees in the building to return to work so services can be restored more quickly.

6. Please provide any other descriptive information you would like to be considered by the review committee.

Pitt County plans to have the Mobile Chiller operational for this summer and the 2006 hurricane season. We will be able to offer it to other agencies or municipalities to reduce their cost in time of necessity or emergency. We are also considering doing the same thing with another chiller that has been taken off line through our Energy Savings Project to create even greater redundancy in the future.

County Manager's Name:

Scott Elliott

Supervisor's Name:

Phil Dickerson, County Engineer

Return by July 21, 2006 via e-mail to Rebecca.Troutman@ncacc.org.