

Executive Office Building (EOB) HVAC Renovation & Upgrade Project



Frequently Asked Questions



Project Start & Finish Dates:

Start: October 1, 2024.

Expected Completion: April 30, 2025.



General Scope of the Work to Be Completed:

The chillers are 30 years old and auxiliary equipment to be replaced and upgraded is 47 years old.



What are the Benefits of this Project?

Increase the overall HVAC system availability and reliability, increase building occupants comfort level, increase overall HVAC system efficiency, replacement of the out-lawed refrigerant with more environmental-friendly refrigerant gas (R-513A) and reduce greenhouse emission and carbon footprint.



What Are the Contractors Work Hours:

The contractor plans to work four 10-hour days per week Monday through Thursday from 9 pm-7 am. Cranes lifting equipment to the building penthouse will operate Saturdays and Sundays between 7 pm and 5 am. This work will involve closing a portion of Monroe Street.



Expected Construction Noise Levels:

The demolition phase of the project will be the loudest part of the job as they remove and cut the piping and equipment. The contractor will perform this work between 9pm and 7am during the first month. There will also be drilling for securing pipe hangers throughout the job.



What Are the Key Stages of the project?

Shut-down of the existing air handling units (AHU) for demolition (Oct 29 through Nov 1, 2024), Power shut-down (Saturday, Nov 23, 2024), AHU shut-down for installation of the “cross-connect” duct (Monday, Jan 6, 2025).



Contractor Staging Area:

The PNC Bank Parking Lot adjacent to the EOB will be used for the contractor’s staging area. Construction materials will be brought to the job site via the Loading Dock through the designated elevator to be taken up to the Penthouse.



County Project Contact Personnel:

- FMOS Customer Service
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240-777-7777 or
- Project Manager, Maurice Betaharon, Sr.
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What is the Current Status of the Project?

Project status and percentage completion will be posted here: **DGS - Current Notices and Events** (montgomerycountymd.gov)

