160 Trinity Avenue

Architect: Chasm Architecture
Chasm Architecture is a fully integrated architecture, planning, interiors and branding design firm that offers tailored services to all clients.

About 160 Trinity Avenue
160 Trinity Avenue is a three-story City of Atlanta office building located in the center of the Downtown Atlanta Government Center.

> Proficient was able to help my client gain significant cost savings with a progressive solution that wasn't initially considered. With Proficient's side-by-side comparison of the design options, we found that the original solution wouldn't be the right fit. Proficient also ensured that we were pursuing the right LEED certification credits. They are also easy to work with and responsive.

- Jason W. Swichtenberg, AIA, LEED AP
Senior Project Manager, Chasm Architecture

PROFICIENT ENGINEERING

Challenge
Chasm Architecture had worked with Proficient on a number of projects over many years and thought they would be a good fit for the 61,399-square-foot 160 Trinity Avenue project from the City of Atlanta. The original scope of work included an HVAC system that did not effectively meet the building's needs. The City had planned to use an Air Chiller with air handling units for the building's HVAC system. The Air Chiller solution had higher costs and energy usage and would be difficult to install, so Proficient encouraged them to consider a VRF system as a better cost-and-energy-savings alternative.

Approach

Proficient presented the implications of the VRF solution along with the original system to the client.

The VRF solution would yield significant cost savings (both in equipment and installed costs) along with substantial environmental benefits, which was especially important given the building's LEED certification standards.

The client opted to go with the VRF solution. Proficient also worked on the tenant buildout in addition to the core and shell.

Results
The VRF system that Proficient designed is projected to yield nearly $500,000 in savings on equipment and overall lifecycle costs over 15 years. In addition, it will consume approximately half of the energy as the alternate option.