

Johnson Controls & Cobb County

Energy Performance Contract: \$2M Utility Savings and Emission Reduction in Public Facilities

Challenges

- Outdated HVAC systems nearing end-of-life, creating operational risks.
- Public health concerns, especially post-COVID-19, requiring reliable indoor air quality.
- High energy and maintenance costs in heavily used public facilities.
- Need to justify public funds (ARPA) with projects delivering measurable impact and long-term value.

Learn more about Johnson Controls solutions and how Blue BMS supports governments and companies worldwide with sustainable, high-performance projects:

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Project overview

Cobb County, Georgia's third most populous county, is home to major attractions such as the Atlanta Braves stadium, Six Flags Over Georgia, and Lake Acworth. In 2022, county leaders set out to improve indoor air quality, reduce utility costs, and modernize outdated systems across nearly a dozen municipal facilities, including public safety buildings, recreation centers, health facilities, and senior centers.

The mission was clear: safe, efficient, and sustainable infrastructure to better serve the community.

Johnson Controls Solution

Through an Energy Savings Performance Contract, Johnson Controls developed a comprehensive \$7.1 million project, leveraging \$5.8 million in American Rescue Plan Act (ARPA) funds.

The initiative was structured in two phases, with completion set for 2025, and included:

- HVAC Modernization: Replacement of chillers, boilers, rooftop units, and air handling systems with high-efficiency equipment.
- Smart Digital Controls: Upgrading pneumatic systems to digital controls for optimized ventilation and energy management.
- Indoor Air Quality (IAQ) Improvements: Scientific baseline study with sensors, advanced filtration, duct sealing, and UV-C germicidal air systems.
- Energy & Water Efficiency: Retrofit of lighting and replacement of outdated water fixtures to reduce consumption.

Results & Impact

Over the 20-year performance contract, Cobb County is guaranteed to achieve:

- \$2,058,698 in utility savings.
- \$5,402,251 in capital cost avoidance.
- 8,703 metric tons of CO₂ emissions reduced.
- Healthier, safer, and more resilient facilities serving all communities, especially high-risk groups.

Strategic Value

County leaders highlight this project as a model of safety, sustainability, and equity, ensuring that public facilities remain efficient and reliable. Beyond immediate upgrades, Cobb County continues to work with Johnson Controls on a county-wide sustainability action plan, setting decarbonization and efficiency targets for the future.