

Case Study:

Office Space

Fort Wayne, Indiana



HVAC Controls

added to Chiller Plant Controls

Project Summary

Looking for an improvement in efficiencies, a Fort Wayne manufacturer looked at their chiller plant to find energy saving opportunities. They utilized the incentive program from Indiana Michigan Power to help offset the cost of upgrades. Pneumatic Controls were replaced with more efficient direct digital controls (DDC). The installation of controls to existing equipment operating 24/7 proved to be successful and will save the customer over 300,000 kWhs annually.

The project consisted of adding a new DDC Front End Controls platform with new user interface and graphics for easier facility end-use in controlling the chiller, two chilled water pumps, two condenser pumps and the cooling tower fan. Sensors were added for building chilled water/condenser water/supply and return temperature, chilled storage tank supply temperature, and condenser water tank temperature. The facility was able to optimize new start/stop set-points to achieve maximum energy savings. The project saved 359,885 kWh annually with an incentive of \$21,593 from Indiana Michigan Power.

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Project Stats

Facility Type: Office

Type of Project:
HVAC Controls

Total Facility Square Feet:
~282,550

Annual Energy Cost Savings:
\$28,791

Incentive Total:
\$21,593

Total kWh Savings:
359,885 kWh

Total Cost:
\$134,168

Simple Payback After Incentive:
3.91 Years or 26% ROI

