



Wachovia

Asheville, North Carolina

The Wachovia office building in Asheville, North Carolina is owned by Gramercy and managed by Jones Lang LaSalle. The four-story building is leased for office space by Wachovia banking. For the last three years, ColonialWebb has serviced the building with a preventative maintenance plan.



The Challenge

One of the major risks at this facility was the age and condition of the two existing Centrifugal Chillers. JLL asked ColonialWebb to maintain and keep the chillers running for three years while JLL worked with Gramercy on a three year Capital replacement budget. In 2010 the capital budget final included funding to replace the Chiller.

The Solution

After analyzing many options, on ColonialWebb's recommendation, Jones Lang LaSalle chose to have the Firm install two new 150-ton chillers with Turbocor compressors and built in VFDs. These exceptionally efficient compressors use MagLev technology to ensure no working parts in the system touch thus decreasing all friction from the process. ColonialWebb also combined the equipment with new pump systems to increase the savings potential.

To further increase the efficiency of their new system, the management team chose to have a new Building Automation System installed in the building. The new system replaced the old pneumatic controls with a web-based DDC monitoring system. Instead of working constantly, the building's mechanical systems are now placed on a programmed schedule, thus decreasing utility waste. The controls monitor the building's air handlers, chillers, pumps, cooling tower, and boilers. Due to its ability to be accessed remotely, the new controls also enable faster response times to emergencies.

The property manager also took the opportunity to have a new refrigerant monitoring system installed to reflect new code requirements.

For the entire project, ColonialWebb performed a turnkey solution, performing all the piping, electrical, controls, and start-up for the project from April to July 2010.

The Results

Thus far, the new systems are saving an estimated 27% on utility costs. The incremental project cost is expected to have a return on investment greater than 30%. The new equipment has also opened floor space in the building.

