



Seven Corners Carmel, IN

Seven Corners initially contracted with IFS in 2015 to provide HVAC preventative maintenance (PM) services. The client owns a 48,000 SF, two-story office building in Carmel, Indiana. The facility's existing HVAC rooftop unit and controls system surpassed its useful life cycle resulting in ongoing maintenance issues and mounting repair costs.



IFS Recommendation

IFS proposed the following options:

- Replacement of the mechanical controls system with a new Distech Controls™ energy management and building automation system
- Replacement of the existing rooftop unit (RTU) with a Trane® IntelliPak™ II, 90-130 ton packaged industrial rooftop unit (Model # SXHCK9040)

Work on the controls system was completed prior to installation of the new rooftop equipment. Using a 500-ton crane to hoist the unit onto the rooftop, the IFS team completed the installation over a weekend to prevent down time for the company.

Results

Seven Corners will realize efficiencies on multiple fronts. The building is now providing the desired level of heating/cooling comfort for its employees. Based on estimated energy savings and reduced maintenance costs, the system should pay for itself in approximately five years. The equipment also qualified for an \$8,000 energy rebate.

"With the new systems in place, we experienced \$2,000 in energy savings in the first month alone. We are very pleased with those results."

– Seven Corners Facility Maintenance Manager