



Service & Product Provider Partner

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Customer

The American Center

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Business: Office Tower
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The American Center office tower increases financial performance and reduces energy use with Trane performance contract.

Project Scope

The American Center, a 25-story office tower in Southfield, Michigan, was built more than 25 years ago. The Center had an inefficient, aging heating, ventilation and air conditioning system which were driving the building's energy costs up dramatically. Facility property manager Bill Jansen initiated discussions with Trane representatives to create a comprehensive strategy to improve both building operations and the financial performance of the property. The office tower was awarded the ENERGY STAR in both 2002 and 2006.

Project Summary

The comprehensive project included the installation of two new 640-ton Trane CenTraVac™ chillers, a lighting retrofit, gas-fired modular boiler, variable frequency drives, air distribution efficiency improvements, Direct Digital Controls (DDC) upgrade, and a Trane Tracer Summit™ building automation and energy management system.

- **Energy Savings**

Since project implementation in 2000, Trane has helped The American Center to deliver energy savings of 4.25 kBtu/ft, which equates to \$1.23/ft.

- **Investment**

The project included a \$3.2 million initial capital investment. A Performance Agreement for Comfort program from Trane (PACT™) was used to pay for the equipment and retrofits with the energy savings instead of incurring up-front capital costs.

- **Financial Return**

The financial return has been substantial. The project has delivered \$2,734,003 in total cost savings to date.

Monitoring & Verifying Energy Savings

The American Center's utility companies, Detroit Edison and Consumers Energy, verified the savings and credited the total energy savings as a direct result of the implementation of the building's retrofit.

Distinguishing Value

In addition to high-quality technical upgrades with no negative impact on the Center's capital or operating budgets, careful planning and coordination enabled the project to be completed with minimal disruption to the building's tenants.

