

HVAC adjustments yield orthopaedic center a three-year savings of \$165,000



TRIA ORTHOPAEDIC CENTER

TRIA Orthopaedic Center is Minnesota's first outpatient facility that combines the expertise of top orthopedic specialists in an education and research facility.

Challenges

Since the three-story, 83,000-sq.-ft. building opened in 2005, TRIA's heating, ventilation, air conditioning (HVAC) systems had not been assessed during the tenant improvement phase. When NorthMarq's Corporate Solutions team assumed operating responsibilities, they became aware that the center needed a thorough review of all operating systems. NorthMarq partnered with Park Nicollet Facility Services and the HVAC system installer to review the system. The assessment included air flow rates, spot checks of air balancing reports, temperature surveys, and equipment trend analysis..

Solutions

NorthMarq's team evaluated the data from the assessment to identify equipment sequencing and runtime irregularities. The team concluded that the building's air volume control boxes, cold air dampers, and heating valves were not operating properly. Consequently, energy was being wasted. The evaluation also pinpointed the source of tenants' cooling complaints. With corrective action, the center saved \$165,000 over three years and positively affected tenants' comfort level. In leading the system review process, the Corporate Solutions team provided cost savings for the center's owner and a more comfortable environment for the facility's tenants and patients.
