

## Fannie May Confections Brands, Inc.

Building Automation System & Equipment Optimization • Energy Savings

### *Equipment & Controls Optimization Coupled With Building Services, Saves Client Energy & Operating Costs.*

Fannie May Confections Brands, Inc., is a manufacturing facility that produces the Harry London and Fannie May brands of confections. The two companies have been producing fine chocolates since 1922 and 1920 respectively.

#### **Challenge**

Fannie May Confections Brands, Inc. has 7 Trane Intellipak rooftop units, 11 Trane Voyager rooftop units, 3 Trane make-up air units, and a Trane Tracer Summit Building Automation System (BAS) that were not being utilized correctly. The company that was servicing the equipment was not familiar with how to program and service the Tracer Summit BAS. As a result, the equipment was scheduled to run 24 hours a day at full capacity instead of being scheduled to run in conjunction with the facility's production schedule for efficiency. This set up was wasting energy and causing unnecessary wear and tear to the rooftop units, resulting in a loss of 2-3 compressors over the last 5 years.

#### **Solution**

In order to get the facility's controls an equipment functioning efficiently, communication links between Fannie May's rooftop units and their Tracer Summit building control unit had to be re-established. Communication boards were replaced in the rooftop units and economizers were enabled to allow for free cooling by using outside air. All HVAC equipment was put on a run schedule that corresponded with Fannie May's production schedule.



**Fannie May Confections Brands • Green, OH**

Fannie May Confections Brands, Inc. is a 180,000 square foot state-of-the-art facility that manufactures Harry London and Fannie May brand chocolate confectionary. The facility was constructed in 1995.

### **Project Overview**

- 21 Trane Rooftop Units
- Tracer Summit Building Automation System
- Building Service Contract
- Shared Savings Agreement

# Fannie May Confections Brands, Inc.

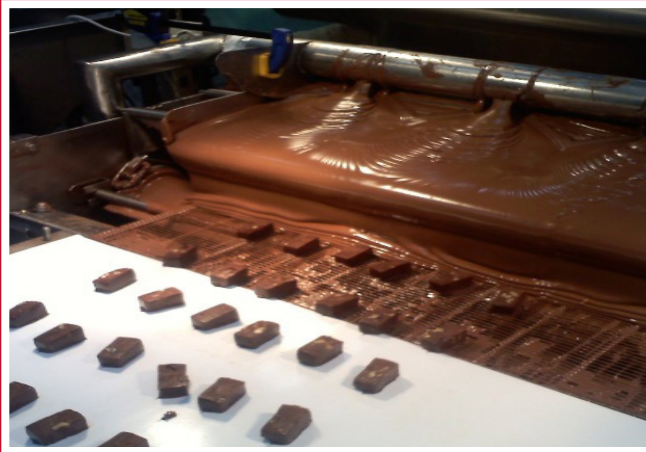
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## Results

Once completed, this project delivered electrical savings of \$177,696 plus operational savings in the first year. The savings were a substantial amount that Fannie May Confections Brands, Inc. could invest right back into their business. Through service, scheduling and proper lead lagging of their compressors, they were able to extend the life of their equipment.

***“We were pleasantly surprised how Gardiner quickly and efficiently repaired our system and had it saving us money so quickly. For something that we had struggled with for so long, they made it look easy.”***

*Scott Beagle, Maintenance Supervisor*



## Savings in the First Year

- \$177,696
- 1,988,777 kwh
- CO<sub>2</sub> - 1,865.47 tons Emissions Reduction
- NO<sub>x</sub> - 3.49 tons Emissions Reduction
- SO<sub>2</sub> - 14.98 tons Emmissions Reduction

# **GARDINER**

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