

IMG Center

Self-funding Chilled Water System Renovation • Cleveland, OH

Chilled water system renovation & a long-term agreement results in big operating cost savings.

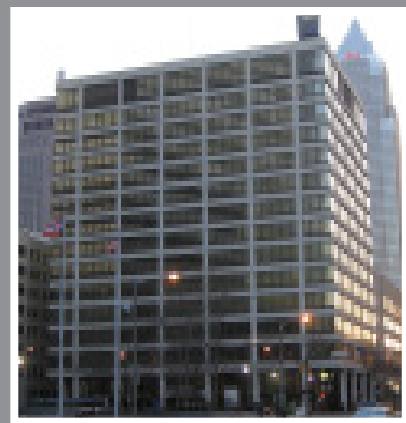
IMG Center serves as the global headquarters for International Management Group. Located in downtown Cleveland, the 15 story building was constructed in 1965.

Challenge

The IMG Center had been on district chilled water since 1990. Manchester Realty, the property owner, had become dissatisfied with the costs of district cooling (roughly \$300,000 annually). Still, the building's HVAC infrastructure was aging and had been dormant since the building's transition to district chilled water, making it difficult to economically justify a change. Also, consideration needed to be given to a quick and effective change over from district cooling to a new system in record time and with minimal up-front cost. Accomplishing a change without adversely impacting the building's tenants would be imperative.

Solution

Gardiner Trane called upon its technical expertise to work with property manager Breen & Fox in developing a cost-effective solution that met all of the project's challenges. This included retrofitting a cooling tower for the IMG building and installing an 100-ton chiller and rooftop unit for the Lincoln building. This allowed for increased efficiency and substantial energy savings. As expense is always a factor in any project, creative financing was a crucial component. Extensive lease review determined that the building's lease structure could alleviate some of the project cost burden. This led to a 10-year self-funding agreement, including maintenance for the entire term of the agreement.



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Breen & Fox is a commercial real estate company focusing regionally on Northern Ohio properties. The company provides a range of real estate services including office leasing and sales, tenant representation, property management, and industrial brokerage.

Building Specifications

Building Type

Multi-tenant Downtown Office Space

Constructed

1965
Major Renovation in 1991

Facility Size

258,000 sq. Ft.
15 Stories

Property Owner

Manchester Realty

Property Manager

Breen & Fox

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Results

The cost savings were greater than originally forecasted. The changeover from the district chilled water to the installation of new equipment, refurbishing and retrofitting were accomplished in an incredible two-month period with no loss of temperature in the buildings at any time. Along with the increased savings came increased overall efficiency in the HVAC system. Ultimately, this self-funding project allowed for mutually beneficial financing with minimal liability to Manchester over the 10-year term of the agreement.

“We hold our vendors, suppliers, and partners to a very high standard here, and Todd Barnhart and Gardiner have exceeded our expectations every step of the way.”

Jim Breen, Principal, Breen & Fox



Systems Overview

- Existing 500 ton Trane CenTraVac Chiller
- Existing Tracer Summit BAS
- Existing Cooling Tower
- New 80 ton Air-Cooled Chiller
- New 50 ton RTU
- New 10 ton RTU
- 10 Year Service Agreement

GARDINER

For more information on Gardiner Solutions, visit
www.WHGardiner.com or contact us at 440.248.3400