



INDEPENDANT CONTRACTOR EXCHANGE GROUP
Innovative Chiller Plant Solutions

Innovative Project Awards 2018



Noyes Air Conditioning Inc. Department of the Interior





Noyes Air Conditioning Inc. Department of the Interior

- Federal office building used purchased steam for heating and hot water. System was inefficient with large losses
- Using an ESPC contract (with Ameresco) NAC installed a new plant in the basement of the building
- Complex rigging job and involved the installation of a 36” steel flue in an old incinerator shaft
- All work done maintaining service to an occupied building

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Client was using the aging GSA Steam loop to heat their building and domestic water system. This failing system was causing huge losses in efficiency along with large scale water losses and waste of condensate as the recovery system had failed. The heating and cooling systems were beyond their life expectancy and keeping them running was costing the client money and overwhelming the O&M staff. Through Ameresco and the Energy Savings Performance Contract model, NAC partnered with Ameresco to deliver a turn key project including all the General Contracting work and complex rigging.

NAC was challenged with building this complex project inside the basement of an operating government facility while maintaining heat & cooling 24/7. The major equipment was installed into the basement mechanical room and holes in the walls inside the parking garage had to be made to rig the equipment in. This rigging alone was a monumental task and safety and planning were of the most critical for this operation. NAC also had to work nights and weekends over the 2-year project to install over 250' linear feet of 36" flue pipe up through the live building and out the roof for the new boiler/Micro turbine System.

The other challenges were the GC work being done in a live building to make room for the mechanical and electrical systems.

NAC worked with Ameresco to carefully schedule and plan all the operations along with back up dates and hours. Several times during the project we were shut down due to Presidential visits and other dignitaries visiting the facility. NAC worked closely with the Department of Interior and the District of Columbia to plan road closures and rigging operations. With NAC on site management and careful scheduling and planning we were able to maintain the clients schedule and expectations and complete the project ahead of schedule and commissioned and operational 2 months ahead of the deadline

Rigging and installation of the flue system were the most challenging. The flue had to go in a shaft that used to house an old incinerator flue. This steel flue was lined with asbestos and NAC had to demo and abate the existing flue in a live occupied building. The shafts had to be opened nightly and closed and fire stopped before 6am each morning. The rigging had to be done on a busy street and then down a very steep ramp into the parking garage where an entire section of garage wall was removed, and temporary security panels were installed to provide access for the large equipment to come through. NAC and the rigger designed a one of a kind gantry system that was pre-fabricated and used to trolley in the equipment and lower into the mechanical room.

This project was in excess of 10 million and was the largest single project NAC had built. This project in turn proved to Ameresco and the government of the ability and commitment NAC had to its customers and had since allowed NAC to bid and capture more large projects in the retrofit market and has allowed NAC to be known as a contractor that can handle this type of large retrofit projects in the future.