



novakgroup llc
energy solutions & construction management

PROJECTS AT A GLANCE

Location:
Corpus Christi, TX

Project Type:
Energy Solutions - Lump Sum

Projected Annual Savings
25%

Actual Annual Savings / Payback / ROI:
32% savings in first month of performance

Project Cost:
\$89,000

Project Size:
8,000 SF

Project Completed:
June 2011

Energy Conservation Measures:
Distech Energy Management System with DDC and enable/disable controls
Conversion to Variable Air Volume
Lighting Controls
Real time Monitoring and Support

Owner:
First Community Bank
416 N. Water Street
Corpus Christ, TX
www.fcbot.com

First Community Bank
Downtown Corpus Christi, TX



The Challenge

Initially, Novak Group was asked by First Community Bank to assess comfort issues. Novak Group immediately took a look at the bank's utility cost. The utility bills provided a signal that there was certainly something wrong. High utility bills are commonly in unison with poor comfort. Novak group performed an audit and survey of the exiting chilled water system and found multiple ways to improve comfort while also improving efficiency. Once a preliminary scope of work was created, Novak Group worked closely with First Community Bank and its representatives to address specific issues and needs dealing with the bank's comfort.

The Solution

Novak Group addressed comfort issues by removing older pneumatic controls and replacing with a state of the art digital control system. Energy efficient sequences were implemented with a conversion to a variable volume system. This created more precise temperature and humidity management. Minor mechanical modifications were made to address flow issues and supplemental cooling was installed to prevent running the entire system to cool an IT room during non-working hours.

Client Benefits

- Improved Comfort
- Local and Remote System Access
- Better Management and Visibility of Energy Use
- Superior Product Delivery

The Bottom Line

Novak Group was initially called upon to address ongoing comfort issues and was able to provide a solution that substantially increased comfort. As an added value, significant monetary savings were recovered through rational, cost effective, energy conservation measures. This helped their dollars go further in a capital investment that was a win-win for both parties. The first month of performance has reduced their utility costs by over 30%.