

# Delta Hotel

*Trane HVAC Upgrades • Fredericton, New Brunswick, Canada*

Delta Hotels and Resorts is a leading Canadian hotel management company that operates and franchises forty-five full-service city center and airport hotels and resorts under the Delta brand. Widely regarded as Canada's "brand of choice" by guests and owners, Delta also distinguishes itself as a responsible corporate citizen. Its Corporate Social Responsibility platform, Delta Helps, includes a chain-wide commitment to the communities it serves through a national partnership with Habitat for Humanity Canada, participation in the Hotel Association of Canada Green Key Eco-Rating program, and work with other various environmental initiatives and charitable groups.



## Project Summary

The Delta Hotel replaced an aging rooftop unit with a new Trane IntelliPak II™ unit that was both installed and operational within just a few hours of jobsite delivery.



*The Trane IntelliPak II™ rooftop unit was installed and running within hours.*

## Systems installed

• IntelliPak™ rooftop unit with factory-installed and -tested LonTalk interface provides 50+ information points in open protocol and 10+ configuration properties. Trane protocol-agnostic controls include LonTalk, BACnet or generic analog/binary inputs for reduced energy and maintenance costs, making interface to interoperable control systems a reality.

## Challenge

In early 2009 a compressor failed in one of the twenty-plus-year-old rooftop air conditioning units at the Delta Hotel in Fredericton. For Marty Jenkins, Chief Engineer at Delta Hotel, the choices were to replace either the compressor or the entire rooftop unit. Jenkins said, “If we simply replaced the compressor, then we’d have a new compressor in an old air conditioning unit.”

## Solution

Deciding when to replace an existing rooftop unit can be difficult. To help, Trane offers an efficiency calculator that can quantify available energy savings when replacing old units with new, more energy efficient equipment. Replacing units more than fifteen years old can result in energy savings of twenty percent or more. Also, as equipment ages and components wear, unplanned maintenance costs can increase. New equipment refreshes the system, improves efficiency, allows planned maintenance and minimizes nuisance and unplanned downtime.

Jenkins decided to completely replace the rooftop unit to take advantage of the benefits associated with a new reliable unit. Trane recommended an IntelliPak II™ replacement rooftop unit that would fit the existing roof cub, minimizing installation costs. In addition to improved efficiency, thanks to heat transfer and scroll compressor technology advances, the new

unit was selected with gas heat instead of electric heat to take advantage of lower energy costs. The IntelliPak II is also available with alternative refrigerant. Variable Air Volume (VAV) air distribution maximizes indoor air quality and provides industry-leading performance at a lower total cost of ownership. The unit also features double-wall construction, hinged access doors and a pitched roof to control rain water run off, plus a wide variety of factory installed options.

## Results

The new Trane replacement rooftop unit arrived in Fredericton at 10:30 a.m. on a Friday. After removing the old unit and hoisting the new unit to the roof, securing the ductwork, wiring, gas and other connections, the new unit was turned on. By 3:30 p.m. the same day, it was cooling the hotel lobby.

The unit was later connected to the hotel’s existing building automation system to provide monitoring and control. Now that the controls work is completed, Marty Jenkins says, “We have nice, constant temperatures now.

Previously our static air pressure was out of control, but now we have good control over it. It is much easier to monitor and control our systems now.”

Jenkins plans to replace another aging rooftop unit at the hotel before it fails in service. He adds, “We get good support from Roger Drost and Robert Carvell at Trane. All of the personnel at Trane are great to deal with.”



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