



PROJECT HIGHLIGHTS:

Location: Bridgeton, MO

Facility: 96,000-square-foot distribution center and 14,000-square-foot office space

CONTROLS NEEDS:

- Maintaining temperatures for refrigeration, freezers and comfort cooling for a critical, daily operation

SOLUTION:

- Verasys™ controls system that integrates HVACR equipment and controls.

RESULTS:

- Fast, simple installation to fit client's project timeline
- Customized ecosystem with remote monitoring capabilities
- 11 percent increase in energy savings



Verasys™ controls system keeps costs down, products cool

As the bi-state region's largest non-profit 501(C)(3) food distribution center, the St. Louis Area Foodbank, headquartered in Bridgeton, Missouri, helps distribute over 116,000 pounds of food and personal care items daily.

"We collaborate with more than 500 partner agencies in 26 counties throughout Missouri and Illinois to distribute food to those in need and bring communities together in the fight against hunger," St. Louis Area Foodbank Director of Communications Ryan Farmer said.

Controls are a critical part of daily operations

The Foodbank's ability to stay on schedule and meet daily demands depends on effective temperature regulation within the 96,000-square-foot distribution center and 14,000-square-foot office space. Controls are critical for regulating comfort cooling, along with the organization's freezers and refrigeration system.

The "Foods to Encourage" model helps keep the Foodbank on track when it comes to distributing foods that have a higher nutritional value. It emphasizes healthier foods that are often lacking from the diets of lower-income families. Today, the Foodbank is distributing more dairy, meat and fresh produce than ever before. Without an effective controls system, maintaining the quality of the fresh food would not be possible.

Easy transition with pre-configured, plug-and-play solution

This past fall, the Foodbank contacted HVAC experts, Controlco Inc. and Midwest Mechanical Services & Solutions, to have them perform a controls retrofit and upgrade within their office space. Controlco and Midwest Mechanical offered a beta system installation of the Verasys controls system. Verasys integrated perfectly into the Foodbank's existing Facility Explorer® system.

"The Foodbank came to us with the desire to upgrade their existing controls system to a more open platform," Controlco President Mike Byrne said. "Like the Facility Explorer, Verasys is BACnet-based which made for a seamless integration."

The installation and set-up was an easy process for the mechanics at Controlco and Midwest Mechanical. Learning how to operate the new system was even easier.

"We had a very strict timeframe in which we had to get the system up and running," Service Installer Joe Varvaro said. "The advantage of Verasys is that it's an open platform, plug-and-play light commercial system, so we were able to complete our installation ahead of schedule."

As the first plug-and-play solution that integrates HVACR equipment and controls, *Verasys* comes pre-configured for simple set-up. It also boasts a user-friendly interface which the Foodbank staff quickly adapted to.

Remote capabilities generate energy savings

Beyond offering simple installation and a user-friendly interface, *Verasys* has also helped further the Foodbank's strategic goal of reducing its carbon footprint.

"The Foodbank consistently seeks out ways to reduce expenses in order to provide as much food as possible to families in need," St. Louis Area Foodbank President and CEO Frank Finnegan said. "Adding *Verasys* will not only reduce utility costs, it also ties directly into our ongoing green initiative and commitment to sustainability."

With *Verasys*' remote monitoring capabilities, the Foodbank has been able to schedule HVAC systems into unoccupied mode while employees are away from the office which has increased energy savings by 11 percent.

Not only can *Verasys* better serve the company's green initiative, but its remote access capabilities can also:

- Provide predictive and preventative controls solutions
- Give the Foodbank the power to design, control and optimize their ecosystem
- Allow for easy access to critical facility information which will minimize the risk of unplanned downtime and costly repairs

The smart choice for creating smarter buildings

The St. Louis Area Foodbank is the first foodbank in Missouri to have the *Verasys* controls system installed and the organization couldn't be happier with the results. Having access to remote controls has helped them identify HVAC issues early on which has also contributed to cost savings.

Down the road, the Foodbank hopes to take on more retrofit projects and extend *Verasys* to additional areas inside its distribution center.

"We're always looking to incorporate the latest technology into our facility which will help us better serve our employees and in turn, better serve those in need throughout the bi-state region," Farmer said.



The Foodbank accesses building controls remotely and from their desktop.

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Photos courtesy of St. Louis Area Foodbank

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