

L'OREAL DISTRIBUTION CENTER

PHASED EQUIPMENT INTEGRATION STRENGTHENS FACILITY SYSTEMS.

With 16 rooftop units serving 650,000 square feet of space, the systems supporting L'Oreal's distribution facility in Northeast Ohio were receiving less-than-optimal maintenance, creating inefficiencies and unnecessary equipment repair costs.

Situated in Portage County in Northeast Ohio, Streetsboro offers easy turnpike and interstate access, making it an ideal location for L'Oreal's distribution facility. Over the last few years, costs to run the facility's HVAC and associated controls had been rising, becoming volatile, difficult to anticipate and even hard to plan for.

Air Force One had developed a strong business relationship with the L'Oreal manufacturing facility in nearby Solon. When the distribution facility sought assistance with its HVAC concerns, Air Force One received a strong recommendation from personnel at the Solon operation.

A building analysis and equipment survey at the distribution facility – part of Air Force One's Baseline Discovery process – quickly revealed significant flaws in maintenance tactics. But the financial discovery provided by the Total Cost of Ownership process made the case for an enhanced service agreement as well as a new provider.

In addition to implementing a full service, preventive maintenance agreement, Air Force One is bringing equipment at the L'Oreal building back up to speed. Replacements are being integrated zone by zone, keeping the facility fully operational during the upgrade, enhancing systems and improving comfort.

Air Force One's performance during this process initiated discussions about migrating system controls to an open protocol system, which offers L'Oreal more freedom and flexibility. Once established, the open protocols will be a foundational element – able to be built upon and creating limitless building automation potential in and around the facility.

