



Brookdale Senior Living, Inc. is the nation's leading senior care provider with over 1000 communities.

Daikin Renews Resident Comfort at Senior Living Center

ISSUE:

They say that even the best-laid plans can go awry, but it's also true that careful planning makes it much more likely that things will go right. While there's a good deal of planning that goes into any HVAC project, some require delicate balancing acts where a single missing element can bring the whole process to a halt.

Brookdale Senior Living Center in Chicago was one of those projects. Daikin North Central Regional Owner Sales Manager, Robert Ambrose, and his team set out to upgrade the HVAC system at the 42-story high-rise senior living residential complex. "The original machines from construction were approximately 30 years old. In the course of conducting a comprehensive inspection of one of those machines in the summer, it was discovered that to continue with those machines just didn't make any financial sense."

Brookdale Senior Living Center is located in a busy residential neighborhood along Chicago's famous Lake Shore Drive. Installing a chiller in an active neighborhood is a big task on its own. When you add the needs of an on-site population of seniors to the mix, the installation becomes that much more of a challenge. "We had a chiller made to order, a WMC," said Ambrose. "We made a pretty prolific rig. It was a significant lifting process that involved coordinating EMS, city street access, and the care and well-being of 200-plus senior residents."

SOLUTION:

A construction project at a senior living facility presents a specific set of challenges and responsibilities. "We had to consider a route in the event of any medical attention being needed, for services to enter uninterrupted and unimpeded," Ambrose explained. "We were occupying the entire means of getting to this building. We were using almost two blocks to build the crane. There was a hospital one street over, so we made sure their route was open. We had to make sure we could get to this building, and do all this within the methods of operation of the city of Chicago."



NAME:

Brookdale Senior Living Center

LOCATION:

Chicago, IL, USA



AREA SERVED:

Approximately 158,000 square feet



ISSUE:

30 year old chiller needed replacement, with special consideration for emergency vehicles and residents' comfort



SOLUTION:

Magnitude® magnetic bearing water-cooled chiller

SOLUTION (CONTINUED):

With that many moving pieces to consider, getting the work done in a speedy fashion was vital. "The work began at 7 p.m. on December 7th," Ambrose said. "It took 12 hours to build and erect the crane. It was ready to go by 8:30 a.m. on December 8th. We removed one machine and brought out the other machine in pieces, disassembled the crane, and gave them back access to the site by 10 p.m."



When it comes to saving energy, Daikin's Magnitude WMC chiller is up to 40% more efficient than standard centrifugal chillers.

OUTCOME:

Even with that kind of quick turnaround, the need for emergency access did come into play. "There was an ambulance call," Ambrose noted. "We didn't impede the Emergency Medical Services' ability to get in, remove the person, and go. We got an 'attaboy' from the fire department for that."

Along with coordinating with the city and emergency services, Ambrose's team also established a strong working relationship with the management and residents of the building. Jeffrey Ludwig, Brookdale Senior Living's Regional Director of Property Management, was impressed by Daikin's extensive planning and communication in advance as well as throughout the execution of the project. He described that "Watching the chiller lift was like watching a well-composed orchestra."

The Daikin team did an outstanding job. There were no issues. We beat the time and made the budget. It was a mutually successful project."

Even considering how well all of the careful planning came together, Ambrose feels fortunate that some uncontrollable factors never came into play. While the weather was obviously beyond their control, the Daikin team did their best to plan even for that. "We tried to forecast this," Ambrose said. "We had everything ready to go four weeks before we needed to do it. We weren't playing around. This wasn't a roll of the dice. We were waiting and waiting for the weather to break at the right time, and it did."



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— Jeffrey Ludwig, Regional Director of Property Management, Brookdale Senior Living, Inc.

