

Case study

Norwalk Hospital

Norwalk, Connecticut



Hospital teams up with facility expert to upgrade facilities and save money

Norwalk Hospital is a private, not-for-profit, voluntary acute care community hospital located in Fairfield County, Connecticut. Founded more than 100 years ago, the hospital has maintained a tradition of outstanding service to the residents of Norwalk and neighboring communities.

Norwalk Hospital's vision is to be the health care organization of choice in the communities it serves by providing the best care and environment for its patients, residents, physicians and employees. Focused on this vision, the hospital selected Johnson Controls to improve its environment of care and to implement widespread hospital improvements. Making these improvements in a timely manner – and with minimal expense – was important to the hospital's continued financial success. Without the internal resources to accomplish this, and in an effort to remain focused on its core business, Norwalk Hospital sought external resources.

“Our goal was to align ourselves with a company that would provide us with the technology and expertise we needed. Johnson Controls presented a total solution that addressed not only our facilities and equipment needs, but also improved our long-range facility planning process.”

JOHN PIERRO
VICE PRESIDENT, PLANNING
AND BUSINESS DEVELOPMENT
NORWALK HOSPITAL

Challenges

- Finance major facility improvements without spending capital budget dollars.
- Replace aging building equipment to improve operations and provide a comfortable environment for patients and staff. For example, the operating rooms were air conditioned by existing cooling equipment that served the entire hospital.
- Reduce utility bills and medical waste disposal costs.

Johnson Controls Solutions

- Utilize the performance contracting financing method to allow annual energy and operational savings to pay for \$10.2 million in capital improvements.
- Install a new chiller exclusively for the operating room, replace two additional chillers, upgrade lighting throughout the hospital, and perform numerous other energy efficiency improvements.
- Install water conservation equipment, implement a medical waste management program, and sign an energy utility procurement consulting agreement to help drive down the unit costs of providing energy, as well as purchasing gas for the hospital’s cogeneration plant.

Results

- Guaranteed savings of nearly \$1.2 million annually for 10 years, plus approximately \$1 million in utility rebates from Connecticut Light & Power Co. Norwalk Hospital, therefore, is able to maximize current spending and preserve capital for other improvements and hospital investments.
- The new dedicated operating room chiller is linked to emergency generators that provide backup power should the primary power source fail.
- After installation of all improvements, the project will result in a 28 percent reduction of the combined utility bills for gas, oil, electricity and water. The lower energy consumption is equivalent to powering 958 houses for a year, removing the emissions of 1,641 cars, and planting nearly 300,000 trees.

