▸ Medical Facility Maintenance

KROESCHELL PROJECT CASE STUDY:

Rush University Medical Center

THE CHALLENGE:

The Central Energy Plant (CEP) provides chilled water, steam and backup power generation to the Hospital, Campus and Doctor's Office buildings. The CEP houses chillers with a capacity of over 11,000 tons of cooling, high pressure steam boilers and generators with capacity over 12,000 KVA.

There was no incumbent staffing and no established maintenance routine, so Kroeschell was called in to finish the commissioning process, develop a Computerized Maintenance Management System (CMMS) based maintenance program, provide manpower (10 Full Time Employees), and take full responsibility for all CEP Assets under a full coverage contract. Kroeschell was also tasked with the coordination of ongoing construction activities outside of the CEP.

THE SOLUTION:

At contract start, Kroeschell's facility maintenance staff developed a:

- Project Management Plan
- Building Operation Plan
- Emergency Response Plan and
- Custom tailored Quality Control Plan.

Kroeschell continues to update these plans to reflect their proactive approach to maintenance.

Kroeschell also provides O&M services on all systems including, one (1) 400 HP and three (3) 700 HP Boilers, one (1) Boiler Condensate Polisher, three (3) 1400 ton Chillers, (12) 1000 ton cooling towers, two (2) 13000 CFM Air Handling Units and and two (2) 3000 CFM Air Handling Units, a Building Automation System, Fire Protection Systems, and Electrical Distribution and ten (10) 2000KW/15KV Generators.

At the onset of the contract, Kroeschell was tasked with performing a full asset and component inventory. This was accomplished with our new project staff at no additional cost. The CMMS was implemented and all maintenance activities are now completed through our CMMS process.

Kroeschell personnel provides primary quality assurance for all third-party contractors supplying services for RUMC's CEP to ensure that all contractors perform in accordance with specifications.

THE RESULTS:

Kroeschell was able to staff 10 positions within 30 days and utilized resources to balance the work load as needed during implementation, at no cost to the Hospital. A qualified Project Manager was hired and has become a critical resource. He is trained by Kroeschell to be attentive to customer needs.

PROJECT OVERVIEW:

Location: Chicago, IL

Project Scope:

- Operations and Maintenance of Medical Campus Central Energy Plant and Offices.
- Campus Size: +2,000,000 SF
- Award Amount: $14,142,500

Customer Profile:

Rush University Medical Center (RUMC) encompasses a 676-bed hospital serving adults and children. It also provides medical and rehabilitative care to older adults and people with short- and long-term disabilities. Rush University is home to one of the first medical colleges in the Midwest and one of the nation's top-ranked nursing colleges, as well as graduate programs in health systems management and biomedical research. The mission critical facility requires 24/7 uninterrupted service and support to downstream medical university end users and tenants.

CONTACTS:

Tony Swietek

O: (312) 649.7996 :: **M:** (312) 656-2132

Tony.Swietek@kroeschell.com

KROESCHELL

Established 1879

Headquartered in Chicago since 1879, Kroeschell is a leading provider of mechanical, electrical & plumbing solutions and facility support services for Fortune 500 companies, hospitals, universities and the U.S Government. From HVAC to industrial production systems, Kroeschell keeps facilities and equipment operating at top performance, across the country and around the globe. We design, build, service and operate the advanced equipment found in today's most complex environments. When Kroeschell is your single source of responsibility, you maximize cost-effectiveness, quality craftsmanship and onsite safety.