

# Heller Machine Tools L.P.

## Energy Performance Contracting

In June 2016, Heller Machine Tools L.P. became the first manufacturing company in Michigan to use PACE financing to pay for an energy performance contracting program. The project is guaranteed to save over \$1.6 million in energy and operating costs.

More than 30 HVAC units at Heller Machine Tools' U.S. headquarters in Troy, Michigan were aging past their useful lives and there was no central energy management system to control the facility's operation. The company was an established maintenance client of ABM and wanted a proactive, cost-effective strategy to replace this aging equipment as well as reduce the facility's overall energy waste. Together, ABM and Heller Machine Tools L.P. outlined a strategy to replace all of the facility's aging equipment with state-of-the-art, energy-efficient systems using the City's recently implemented PACE financing program.

ABM's customized solution will provide energy efficiency upgrades and facility enhancements that are guaranteed to save over \$1.6 million in energy and operating costs within a 15-year period.

### CHALLENGE

Heller Machine Tools' headquarters needed a financial solution to replace mission critical facility equipment that was aging past its useful life and invest in energy-efficient upgrades to reduce expensive energy waste.

### SOLUTION

- Replaced over 30 rooftop units with new, energy-efficient HVAC units
- Installed a web-based building automation system, interior/exterior LED lighting and controls
- Upgraded the oldest section of the facility's ballasted roof with heat-reflective, energy-efficient white thermoplastic polyolefin (TPO) roofing

### BENEFIT

- Guaranteed energy and operational savings of \$1.6M
- PACE financing program spreads costs over 10 to 20 years, so that the savings generated are greater than the annual PACE loan repayment – generating immediate positive cash flow
- Improved indoor environmental quality including comfort conditions and lighting levels
- On track to be one of a select few manufacturing facilities that is ENERGY STAR certified

*"The PACE program provided Heller the opportunity to make major improvements in our facility with no initial cash outlay and positive cash flow through energy and maintenance costs savings. It also allows Heller to reduce our carbon foot print,"*

— Keith Vandenkiesboom,  
 President/CEO of Heller Machine Tools L.P.



ABM helped Heller Machine Tools generate savings and improve their indoor environment. Find out how we can make it possible for you by calling **866.624.1520** or visiting **ABM.com**.