

Vista Cargo Terminals Inc.

Location:

6500 Silver Dart Drive
Mississauga, Ontario

Type of Contract:

Energy Conservation /
Electrical & Mechanical
Infrastructure Renewal

Contract Value:

\$ 1.3 Million

Job Completed:

July, 2009

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- Wilma Clark - Director,
Leasing & Operations



Vista Cargo Terminal Inc. is a privately-owned, multi-modal cargo terminal that is located at the Lester B. Pearson International Airport in Toronto, Ontario. With 125 bay doors (some air side, some truck side), and offices on the second level, it offers a full range facilities and services to airlines, freight forwarders, expeditors, couriers, customs brokers and other cargo-related companies.

Over the years, as Vista Cargo made changes to the building structure to accommodate changing tenant needs, the heating and air conditioning zones were compromised, leading to tenant complaints. Compounding the situation were increasing tenant energy usage requirements and ever increasing energy costs.

In 2009, with an eye to improving tenant comfort levels and reducing expenses, Vista Cargo sought to upgrade its then 20-year old, aging infrastructure with new energy-efficient equipment.

Ainsworth already conducted the HVAC and controls maintenance work, and had earlier replaced the cooling tower, so Wilma Clarke, Director of Leasing and Operations, at Vista Cargo asked Ainsworth's Energy Services Team to conduct a feasibility study.

Based on the findings, Ainsworth recommended changes to the heating, cooling, lighting and controls systems and presented an assessment of achievable cost reductions, along with a methodology to monitor and verify the savings.

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Given the increases in energy costs across the country, it's hard to assess the total savings, but, according to Wilma Clarke, *"The volume of hydro and gas is lower... it's very clear that the utility usage is down"*. Indeed, figures suggest that energy consumption is down by nearly 17%.

Some of the energy savings came from a retrofit of the lighting in the office area as well as the outside signage and lighting fixtures. All the T12 light fixtures in the offices and warehouses were replaced with more energy-efficient T8 units – and given that it's nearly one mile from one of the building to the other, that's a lot of units!

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To address the climate control issues, the boiler plant serving the office space was upgraded using non-condensing, high intensity, infrared heating boilers. The warehouse high bay heaters were upgraded with high efficiency, high intensity, infrared heaters. In addition, the heat pumps were replaced and EDCS controls were installed.

"Most of the warehouses operate 24/7, so the building never sleeps, which made the retrofit a bit of a challenge," said Wilma Clarke, "but the level of comfort has increased noticeably and the new automated control system works well."

A PowerCure power modulator was also installed to help reduce the amount of power being brought into the building when it is stepped down from the grid – this, too, has contributed to savings.

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