

Johnson Controls Powers the Production Line

Automotive Manufacturing Plant Meets its Quota Through Expert O&M Support



A well-maintained industrial environment is critical in manufacturing. Forward-thinking facility management powers productivity, workplace safety, cost efficiency and compliance with government regulations.

However, these sites are held to high production standards, meaning onsite managers are often left juggling their ambitious manufacturing quotas with their facility maintenance needs. Manufacturing leaders do their best work when they can concentrate on production without worrying their facility cannot keep up.

One global automotive manufacturing company was ready to reimagine the maintenance program at its production

campus on the east coast. With over 2.48 million square feet and thousands of HVAC assets, this is one of the largest manufacturing facilities of its kind in North America. The site's leadership team was looking to outsource the operations and maintenance (O&M) and environmental code compliance of the facility to an expert team that could be flexible in terms of both cost and manpower. This shift would allow them to remain focused on their facility production equipment and

goals while reducing distractions from auxiliary and supporting systems.

O&M contract provides a roadmap to production

With over twenty years of experience working with Johnson Controls, the company turned to its longtime partner once again. Initially brought onsite in the late 1990s to repair refrigeration equipment to maintain EPA compliance,



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the collaboration has since grown to include a \$1M annual O&M contract signed in 2020. Under this agreement, Johnson Controls has implemented:

- Metasys® building automation solution system
- Computerized Maintenance Management System (CMMS)
- OpenBlue Smart Connected Chillers with Connected Equipment Portal for customer viewing
- York® HVAC equipment installation and upgrades
- Diagnostic sensors
- Refrigerant tracking software
- Predictive maintenance and monitoring like Advanced Vibration Evaluation

Johnson Controls maintains a regular presence within the plant, with up to 10 staff members embedded at any given time and additional labor resources from the local branch available as needed to provide further support and flexibility. These experts coordinate closely with Johnson Controls Fire and Security business to streamline services and ensure all equipment, including third-party solutions, can be maintained by a single source.

As a global leader in healthy and sustainable buildings, Johnson Controls manages the plant's environmental process documentation as well, such as refrigeration tracking and compliance reporting. To ensure the manufacturing plant continues to progress towards its goals and meet vital benchmarks, Johnson

Controls experts strategize regularly with the plant's operations and senior leadership team, as well as hold formal quarterly business reviews, to ensure alignment with KPIs.

Flexible facility management supports plant's manufacturing goals

Through this partnership, the manufacturing plant saves significant time and capital. By integrating the facility's Metasys® system with sensors installed on critical pieces of equipment, the plant has reduced its scrap rates for temperature critical processes, while facility managers gain real-time monitoring capabilities without the need for time-consuming daily visual inspections. Ongoing predictive maintenance allows facility managers to anticipate and proactively mitigate possible breakdowns to avoid costly repairs and alleviate risk to their production.

Furthermore, all HVAC assets are managed by the implemented CMMS, allowing operators to optimize the systems for peak performance and cost efficiency. The wealth of data afforded through widespread integration of information from HVAC assets enables plant managers to make informed and data-driven decisions that contribute to revenue generating outcomes. By owning the capital planning and project management processes, Johnson Controls experts are invested in the plant's success and recommend priority projects to the leadership team for their evaluation.

Working with Johnson Controls grants the plant the freedom to flex their contract as needed to meet changing business goals. When the plant needed to minimize costs to align with demand, they approached Johnson Controls as a preferred partner to get creative through continuous improvement opportunities. Through strategic technology and automation implementation as well as staffing adjustments, the plant has experienced a guaranteed 10% year-over-year reduction in costs while increasing energy savings by up to 50%.

Through expert maintenance that can only come from over two decades of experience with the customer, Johnson Controls O&M contract continues to extend the facility and HVAC asset lifecycle, maximize cost efficiency and productivity improvements, improve plant compliance and deliver a safe manufacturing environment that can meet the customer's production quotas. The plant's leadership team can achieve their manufacturing goals with the peace of mind that the facility is operated and maintained by experts they can trust.

To learn more about how Johnson Controls supports industrial and manufacturing companies, visit <https://www.johnsoncontrols.com/services-and-support/operations-maintenance-and-repair-services/operations-and-maintenance-services>.

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