

JOHNSON CONTROLS  
MODULAR CENTRAL PLANTS

# Innovative Solutions, Infinite Possibilities



**Johnson  
Controls**



**INGENUITY WELCOME**

YORK  
METASTS



A **smart,**  
**efficient**  
way to  
grow

Unlimited  
**flexibility**

Create the  
**optimal**  
**solution**  
for you

# Innovative Solutions, Infinite Possibilities

Whether you're a building owner, contractor or engineer, every construction and expansion project is a major undertaking. Johnson Controls Modular Central Plants make even the most complicated project much more manageable.

Our Modular Central Plants are self-contained units that house the utility equipment and controls for the entire facility or new addition. Modular Central Plants are a smart, efficient way to grow, and they offer virtually unlimited flexibility for any project – from new construction to expansion to relocation.

At Johnson Controls, we have a long, proud history of finding better ways to solve your heating, cooling and other utility needs. No other company can match what we have to offer in terms of expertise, resources and technology. So when it's time for your next project, rely on Johnson Controls Modular Central Plants and our team of experts to create the optimal solution for you.

# Why Go MOD?

Modular Central Plants are more than just a hot industry trend. With benefits that range from flexible design to reduced cost, Modular Central Plants have a lot to offer in comparison to more traditional solutions.

## Quality Construction, Design & Engineering

Our Modular Central Plants are well engineered, carefully constructed, and they utilize the high-quality equipment you know and expect from Johnson Controls. And because about 80 percent of the work is done in-house, their quality can be controlled much more accurately than traditional solutions. The result? An optimized, standardized and consistent end product.

With design and fabrication standards that are submitted and approved prior to production, Johnson Controls effectively communicates with you throughout the entire process. Quality-controlled, engineered drawings communicate to the floor what is to be built. When you choose Johnson Controls, you can be assured that your Modular Central Plant is produced with an established, knowledgeable, skilled workforce that is dedicated to quality and safety.



# Flexible Design

Although we offer standardized mechanical room sizes, equipment selections and scope are flexible to meet your exact needs and specifications. Module configurations are available for chillers, boilers, generators, cooling towers, hydronics, electrical, controls and ancillary equipment. In addition, noise-canceling insulation is installed as standard, and multiple plants can be bolted together – either stacked or side-by-side – to create any size plant you desire.

Johnson Controls Modular Central Plants utilize a flexible design approach that allows for future expansion without interruption of current services or compromising space for serviceability or operation. Design features such as removable walls and welded floors allow you to easily add on to your modular plant without high construction costs or the challenges of planning for an entirely new facility. With our plants, you can plan for the future, but only build and pay for what is needed now.

Our plants are even designed with the unique benefit of easy relocation to future sites. With Johnson Controls Modular Central Plants, you can adapt plant support to match requirements like never before!



Multiple plants can be bolted together – either stacked or side-by-side – to create any size plant you desire.

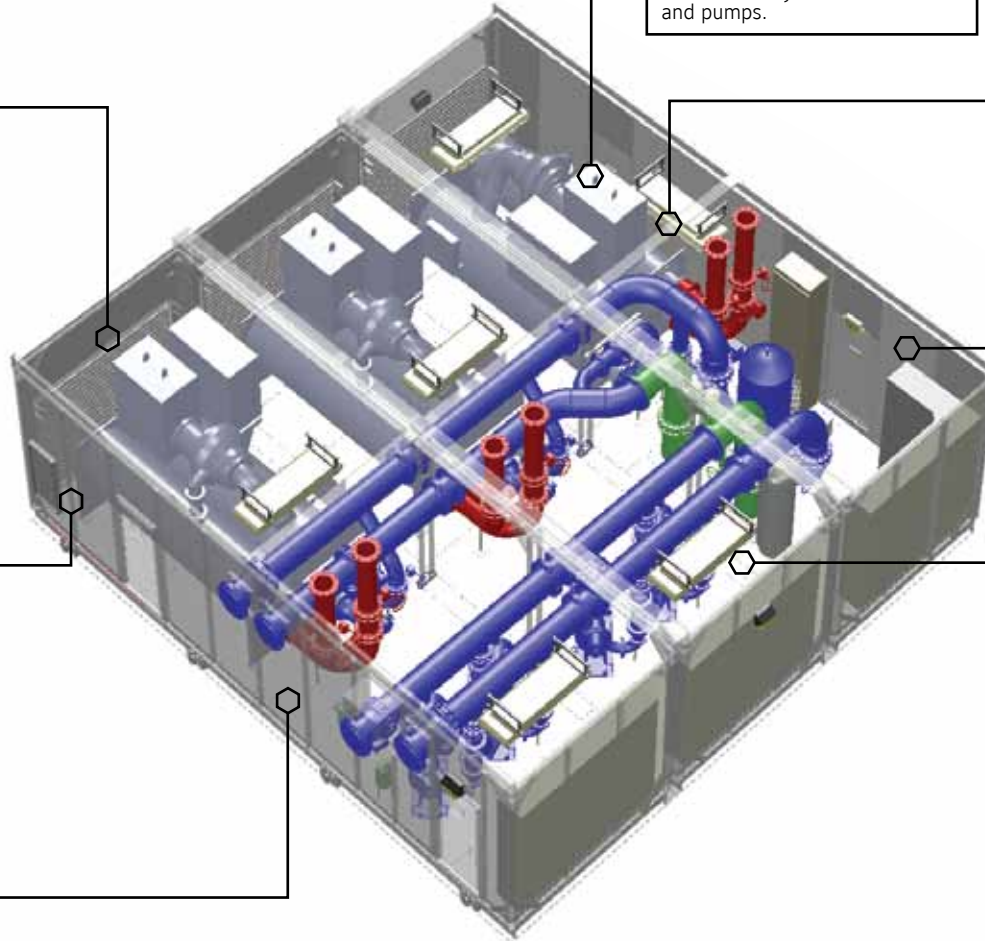


Wide service doors ensure ease of service and maintenance.



Optional spill containment floors make maintenance and cleanup fast and easy.

Removable wall panels allow you to expand your Modular Central Plant horizontally as your needs increase.



The overhead service hatch allows for removal or repair of the compressor or motor, and the split, two-piece roof provides you with the ability to remove an entire chiller. Internal hoist rails allow easy service of chillers and pumps.

The overhead service canopy roof allows for removal of the chiller with the use of a crane.



Noise-canceling insulation is installed as standard to reduce noise in the surrounding area.



Welded floors allow for easy cleaning and maintenance of your facility, in addition to providing protection in case of a hazardous spill.

## Ease of Service

Although Johnson Controls Modular Central Plants require a smaller footprint, they are carefully designed and engineered to maintain accessibility and serviceability to all components without compromising industry standard clearance requirements. We strive to satisfy your needs with optimally engineered solutions that provide value – not frustration.

Serviceability features include equipment hoist rails, wide service doors, removable wall panels and overhead roof access, and spill containment floors to ensure ease of maintenance and operation. While the roof hatch allows for removal or repair of the compressor or motor, the split, two-piece roof provides you with the ability to remove an entire chiller for future technology upgrades or other needs!



Wide service doors ensure ease of maintenance and operation.



Johnson Controls Modular Plants are carefully designed and engineered to maintain accessibility and serviceability to all components without compromising industry standard clearance requirements.

# Reduced On-site Risks, Lead Times, Footprints & Costs

## Reduced On-site Risks

Your Modular Central Plant is fully outfitted in the factory prior to delivery, so the on-site work consists of the simple connection of services from the main supplies to the rest of the modular facility. Since labor at the site is focused solely on installation, on-site congestion and safety risks are minimized and contractor concerns commonly found with system assembly are eliminated.

Fully outfitted in the factory prior to delivery, the on-site work for your Modular Central Plant consists of the simple connection of services from the main supplies.



## Reduced Project Lead Times

Johnson Controls Modular Central Plants greatly reduce project lead times, often down to 10 to 12 months from concept to commissioning. That's because plant production occurs concurrently with the associated major components and on-site work. As a result, installation delays and headaches are reduced, as well as associated schedule "creep" since less on-site work is required. Also delays typically found with on-site construction, such as working with many different outside contractors, and weather- and personnel-related setbacks, are eliminated.

## Reduced Footprints

In addition to requiring less time, our Modular Central Plants also require less space – just two-thirds the area of traditional solutions. Although the layout is compact, it is carefully configured for ease of access, operation and maintenance. Designed with service in mind, the open floor plan allows multiple service technicians to work in the same area simultaneously.

## Reduced Capital Costs

Johnson Controls Modular Central Plants maintain customer capacity requirements while reducing the capital costs associated with conventional plants. Eliminating non-productive site costs, like travel time, tool and equipment sourcing, and logistics, reduces installation costs. This can help accomplish your existing project at or under the original budget. In addition, contractors are able to do more as skilled labor is focused on higher value opportunities.



Modular Central Plants greatly reduce project lead times because plant production occurs concurrently with the associated major components and on-site work.



At a Le Bonheur Children's Hospital, an empty 12,000-square-foot pad was turned into a Modular Central Plant in just a fraction of the time it would have taken using traditional construction methods.

# Unlimited Aesthetic Options

The outward appearance of your Johnson Controls Modular Central Plant is completely in your hands. We can customize the paint color of your plant and incorporate company logos or other imagery into the design. We even have the ability to match the exterior panels to any existing facade, including siding, wood, brick or stone. Our team of experts will work with you to customize the design of your Modular Central Plant based on your facility's unique needs.



We can customize the paint color of your plant and incorporate company logos.



We have the ability to match the exterior panels of your plant to any existing facade.



We can build a plant exterior to match any existing facade or environment.



We can customize the paint color to blend in with the surrounding environment.

# The Johnson Controls Commitment

Johnson Controls has been the trusted name in building efficiency and power solutions for over 120 years. We deliver truly ingenious products and services to help you succeed, and we continuously strive to come up with “the next big idea” to provide you with the most innovative, optimized products and services available.

## Factory Warranty

Johnson Controls Modular Central Plant systems are available with standard and optional factory warranty levels and performance guarantees. This assures a responsible, proactive approach to avoiding typical on-site issues. A separate maintenance contract is also available to assure your plant is properly and efficiently maintained, serviced and supported.

## Project Support & Expertise

Johnson Controls provides you with a dedicated global support team comprised of experts in engineering, sales, service, financing and project management to help avoid typical on-site issues. We have over 10,000 service technicians – the largest force of building services technicians in the world. Whatever you need, from emergency repairs to preventative and predictive maintenance to a planned service program, your local Johnson Controls service team can deliver the professionalism, expertise and results you expect.



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