



The Affordable Green HVAC Solution!



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IPS™

INTEGRATED PIPING SYSTEM



*Ideal for select service
hospitality, assisted living,
condos, apartments
and dorms.*

Sensible Design. Remarkable Efficiency.

When selecting a heating and cooling system for commercial application, it's not uncommon that compromise on certain features and benefits is necessary to meet budget and achieve a reasonable return-on-investment. A quiet, highly comfortable solution with reduced capital costs, energy-efficient design, flexible installation and significant LEED point potential often seems too good to be true at an affordable price.



Introducing the *Integrated Piping Heating & Cooling System (IPS™)* from Williams. IPS™ was designed to provide the cost-effective comfort solution you desire, while significantly reducing the capital expense of installation and cost of operation. To achieve these results, the system utilizes the domestic water piping and equipment already required in the building for quiet, comfortable heating and cooling.

With IPS™ from Williams, your building's domestic water service is also used to supply heating and cooling water to terminal units located in each room, suite or office. Each terminal unit is equipped with an individual thermostat allowing occupants to have complete control of their environments. Moreover, when designed properly, IPS™ satisfies national and local code requirements.

The result is exceptionally quiet, energy-efficient heating and cooling for a lot less than you'd expect.



IPS™ Advantages

- **Increased comfort** - true hydronic heating and cooling comfort for a lot less than traditional systems.
- **Reduced installed costs** - no dedicated piping and equipment required for space heating such as boilers, pumps and storage tanks.



With IPS™, you'll get an affordable hydronic solution that's easy to design, manage and maintain.

- **Reduced operating costs** - less equipment and greater chiller efficiency means a tighter reign on energy usage.
- **Quiet operation** - out-of-site mechanical system unlike noisy, invasive PTAC units.
- **LEED-friendly energy savings** – up to 60% more efficient than PTACs, fewer materials, dual use of the domestic water system, no compressors or equipment in the occupied space and reduced electrical power.
- **Increased value** - better comfort and lower operating costs translate into higher operating income and may increase the resale value of your property.



The IPS™ Difference

Since moving BTUs in water is a superior method to moving them in air, experts agree that hydronic heating and cooling is one of the most comfortable and energy-efficient methods for space conditioning. With IPS™, you'll get an affordable hydronic solution that's easy to design, manage and maintain. No more having to tolerate the inefficiency, noise and discomfort of packaged terminal units in single room or suite applications.

What's more, by utilizing the domestic water piping system for space heating and cooling, dedicated piping and equipment such as boilers, pumps and storage tanks are no longer required. Add a single pipe to create a cold-water return loop and virtually all the benefits of a 4-pipe hydronic system can now be yours...for a whole lot less!

IPS™ from Williams utilizes the domestic water piping and equipment already required in the building for quiet, comfortable heating and cooling.

What Do We Mean By "Affordable Green?"

The efficiency of a hydronic system along with fewer materials, lower heating and higher cooling water design temperatures and heat recovery make IPS™ one of the most affordable, LEED-friendly options available today.

In applications such as limited service, suite and extended stay hotels, assisted living centers, condominiums, dormitories and apartments, IPS™ compares favorably with 4-pipe and 2-pipe hydronic, water source heat pump and especially packaged terminal or "PTAC" systems.

A Proven System That's Code-Compliant.*

Routinely viewed by code officials as an innovative system using traditional or standard practices, IPS™ has a proven 10 year track record utilizing your existing domestic water system components. IPS™ is designed to maintain the safety and integrity of the potable water supply at all times.

Potable water for domestic use and water for heating and cooling are 100% isolated from all non-potable devices. Since IPS™ is a domestic water system, no additional water treatment is required.



* Local code requirements should be consulted and adhered to. Williams is not responsible for final design approval.

The IPS™ Terminal Unit

The IPS™ Terminal Unit includes essential features and components designed specifically for use with the system, ensuring reliable operation and maximum efficiency. Along with dedicated sales and engineering support, IPS™ Terminal Units are backed by Williams Applied Products, a leader in hydronic HVAC products for commercial applications.



The IPS™ Terminal Unit contains essential features specifically designed to work with IPS™.

- Easy to maintain IPS™ Terminal Units are custom built to work with IPS™ and are individually zoned, giving occupants 100% control of their environments.
- Coils can be configured with row selection, circuiting and various fins per inch for optimum performance.
- Units are selected at low flows to take advantage of larger Delta Ts. Lower flows allow IPS™ Terminal Units to operate at reduced pressure drops.
- The factory-mounted control board maintains water quality and allows for the selection of any 24-volt, 4-pipe fan coil thermostat.
- Unit configurations and sizes are selected per individual project requirements to ensure proper fit and performance.



*To learn more about Williams and how we're re-engineering comfort for the
21st century, give us a call or visit us at williamsapplied.com.*

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Glenora Mansion - 80 units



Kamloops Renaissance - 97 units



Dockside Green - 115 units



Playa Del Sol - 291 units



Zermott Hotel & Villas - 289 units



The Ridge at Hermitage - 126 units



The Coventry - 52 units



The Sky Lodge - 126 units

IPS™

The Integrated Piping System from Williams.

Increased comfort throughout your building

IPS™ delivers true hydronic heating and cooling comfort creating an ideal environment for guests or residents...and all for a lot less than traditional fan coil systems.

Reduced installed costs

Use of domestic supply and return hot water lines for space heating eliminates the need for dedicated comfort system piping and equipment, such as boilers, pumps and storage tanks.

Reduced operating costs

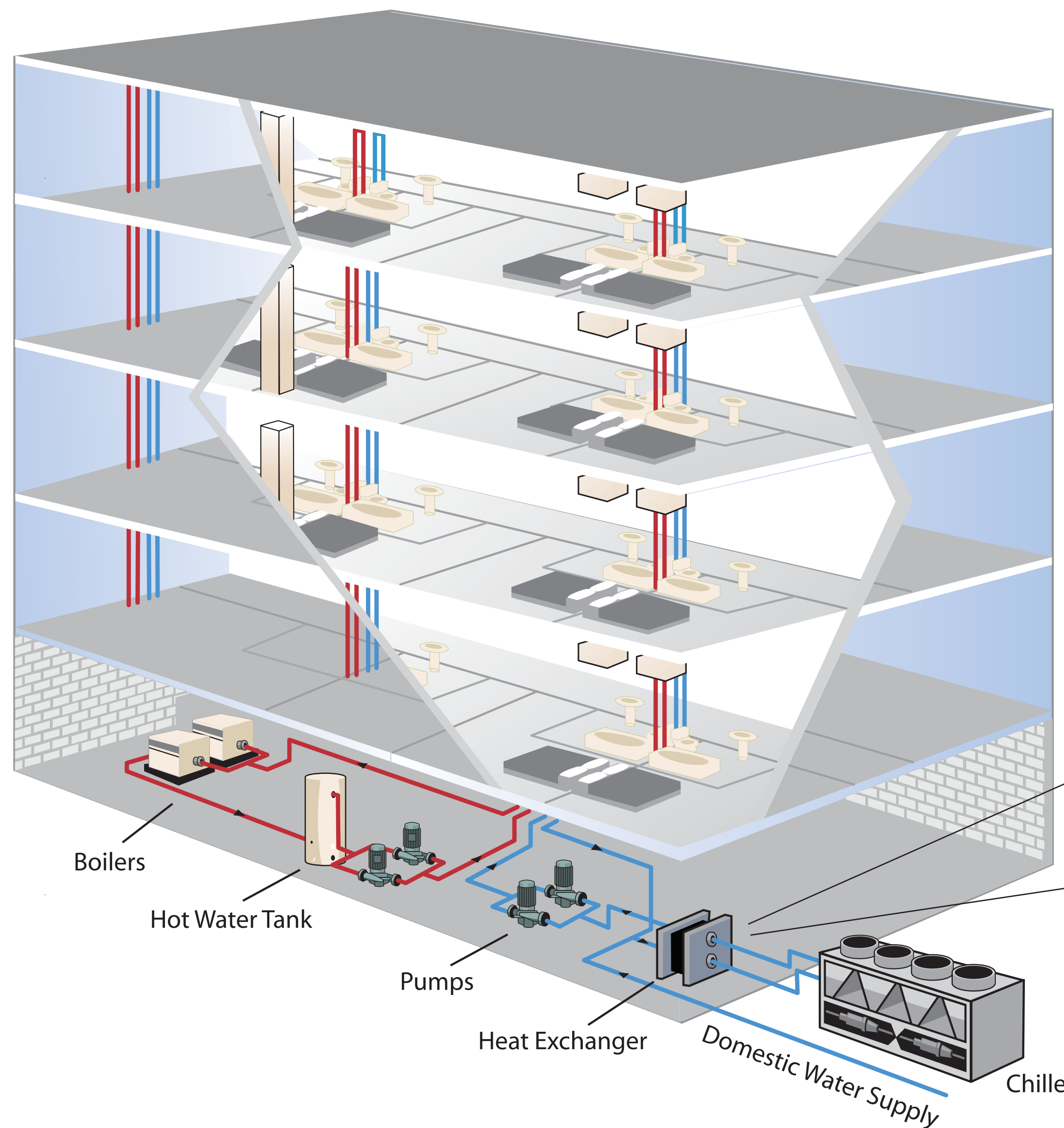
Less equipment, reduced run time and greater chiller efficiency means better control of energy usage throughout the year.

Increased property value

Better comfort and lower operating costs translate into higher operating income and may increase the resale value of your property.

Reduced building penetration

PTAC units are highly invasive to the building envelope. With IPS™, you get a quieter, more comfortable environment without unnecessary exterior penetration of your building.



LEED-friendly energy savings

Up to 60% more efficient than PTAC units, IPS™ requires fewer materials, employs dual use of the domestic water system, eliminates noisy compressors in the occupied space and reduces power consumption.

IPS™ Control Board

This exclusive control board adapts to all 24-volt fan coil thermostats. It has a coil purge timer per ANSI standard; fan, pump, and damper relays; alarm interrupt with LED flash code for protection against freeze-up and condensate overflow.



Quiet operation

Consolidated, out-of-the-way mechanical system - unlike noisy, invasive PTAC units - makes the IPS™ from Williams virtually invisible.

Double-wall plate heat exchanger ensures integrity of the potable water supply*

The #1 concern must always be to maintain the safety and integrity of the potable water supply. The Integrated Piping System's double-wall plate heat exchanger fully isolates the chilled water supply from the domestic water at all times.

W WILLIAMS For more information, contact your Williams representative or visit us at williamsapplied.com.

Williams works continually to improve its products. Consequently, the design and specifications of each product may be changed without notice and may not be as described herein. Please contact Williams for the latest in design and product specifications. Statements and other information contained herein are not express warranties and do not form the basis of any bargain between the parties, but are merely Williams opinion or commendation of its products. Manufacturer's standard limited warranty applies.

* Double-wall plate heat exchanger may not be required in all jurisdictions and is not supplied by Williams.



Magrath Mansion - 162 units



Palisades on the Park - 54 units



Urban Village - 95 units



Homewood Suites - 61 units



Oxford Lake - 178 units



Regina Renaissance - 158 units



Terra Losa - 198 units



Tradition at Southbrook - 126 units