

Project: SOARING EAGLE RESORT
6715 E. BROADWAY
MT. PLEASANT, MICHIGAN 48858

Size: 24 MILES OF HEATLINK PEX PIPE 81,000 SQ. FT. OF SNOWMELT

Contractor: PERINI BUILDING CO.
SHINGOBEE BUILDERS INC.
2000 TOWN CENTER
SOUTHFIELD, MICHIGAN 48075

Supplier: CROUSE SUPPLY COMPANY
6793 E. PICKARD
MT. PLEASANT, MICHIGAN 48858

Problem:

How to effectively remove snow and ice from decorative concrete sidewalks and tile entry ways without defacing or discoloring the concrete or the tile. Two additional primary concerns were included; first, to keep the project's cost in line with the budget and second, to keep the continuing operating costs at their lowest possible levels.

The Soaring Eagle Resort is one of the largest gaming casinos in the Midwest. As part of the job requirements, the casino owners wanted a clean, neat and safe environment for their customers! The project is located in the central Michigan snowbelt region and many times during the year this area must deal with high volumes of snow and very poor weather related conditions. The Soaring Eagle Resort is a showcase building, where customers' convenience and daily revenue depends on clean accessible parking lots and building entrances.

When snow is removed using plows and salt, several things occur that are not very desirable. First, at the main entrance to the casino, customers drag in slush and dirt and the result can be slippery & dirty floors, creating a very high maintenance area. Usually this means a person must be stationed in the area with a mop and extra dry mats. Second, wet floors, ice and large piles of snow are dangerous and pose significant insurance liability issues. It is critical to make sure that these areas are clean and dry. The heavy use of salt and requirement of maintenance personnel equates to extra cost. Also, when salt is used extensively, discoloration of the decorative concrete becomes a major problem because of staining. Thirdly, when the maintenance personnel use plows, they scrape and push debris around that can potentially disfigure the decorative concrete by scratching, or chipping. When you consider the tile used in the entrances, salt attacks the tile grout and loosens them, eventually causing them to pop out. Again, there are extra operating costs and an unpleasant and potentially unsafe appearance for the casino's guests.

Solution:

After the Shingobee Builders Inc. added up the potential ongoing expense, they chose to utilize a HeatLink® snowmelt system to solve their problems. From a purely cost perspective, installing a snow melting system costs more money, but this initial extra cost will easily be recovered by the Soaring Eagle Resort in less than five years. The project's operating efficiency in conjunction with the savings accomplished by the elimination of snow plowing, elimination of the use of salt, reduction in maintenance personnel and the repair expense of the decorative concrete and tiles. These are some of the main reasons for the quick payback period.

HeatLink's snowmelt systems are all computer designed to the most minute detail. Included are boiler capacity, pump selection, control design, placement and loop length layout drawings for the installing contractor. Every HeatLink® snowmelt project is unique to each specific job application. The design requirements are determined by each customer, depending on the climate served and the project budget.

In the Soaring Eagle Project, HeatLink® snowmelt PEX pipe was installed directly into a 6" thick decorative concrete base. HeatLink Snowmelt features Cross-linked PEX pipe, one of the toughest materials available today. PEX can handle pressure and temperature up to 100 PSI at 180 Degrees and is virtually chemically inert. PEX also affords some other additional benefits to its users. Because PEX pipe is very slippery inside, it can provide the proper flow with much smaller pumps, often at a very large savings in pump costs. This is very important in Snowmelt projects, because long supply and return loop lengths are the norm.

While PEX pipe is very durable, it has one weakness. It is vulnerable to the UV rays of the sun. If PEX pipe is left uncovered and exposed to UV rays for an extended period, the pipe can be severely damaged. This problem usually causes the installing contractor significant scheduling problems in order to protect the pipe during installation. HeatLink® has developed UV stablized PEX, that gives the installing contractor limited UV protection. This feature can save the installing contractors a tremendous amount of time, not to mention the headaches eliminated in the coordination of trades. This benefits the end user in a smoother running project and a lower finished job cost.

Benefits:

Soaring Eagle Resort has one of the most energy efficient snow melting systems in operation today. Its low maintenance and simple control system will provide many years of high quality service at the lowest possible installed and operating cost.

Heat Link Canada

Manufactured & Distributed by HeatLink Group Inc.
Head Office:
4603E - 13th Street NE
Calgary, AB, T2E 6M3
Toll Free: 1-800-661-5332 Phone: (403) 250-3432
Fax: 1-866-450-1155
Mississauga Office:
1555 Bonhill Road, Unit #7
Mississauga, ON, L5T 1Y5
Toll Free: 1-800-661-5332 Phone: (905) 795-8289
Fax: 1-866-450-1155

Heat Link China

Distributed by Cathy-Links International
Phone: 852-25693213
Fax: 852-25359271

Heat Link Mexico

Distributed by Distributora Caisa S.A. de C.V.
Phone: (52) 3300-4400
Fax: (52) 3300-4406

Heat Link Ireland

Distributed by Jamoni Ltd.
Phone: 057 - 932 4062
Fax: 057 - 932 4063
Free Phone: 1800-311338

Heat Link USA

Distributed by HeatLink Group Inc.
Toll Free: 1-800-661-5332
Fax: 1-800-869-6098