



Chatham Park Village Cooperative

Natural Gas Savings through DRF's
Resource Conservation Solutions Program



RESOURCE
CONSERVATION
SOLUTIONS

Location: Chicago, IL
Facility Size: 63 buildings situated 23 acres; 552 total units

PROJECT DESCRIPTION

Replaced

- 65 boilers
- 63 commercial water heaters

With

- 126 modulating condensing boilers
- 84 indirect fired water heaters

PROJECT OVERVIEW

Peoples Gas Rebate Amount: \$656,245

Financing: National Cooperative Bank

Annual Therm Savings: 262,498

Projected 20-year Savings: \$4,462,466

UPDATE: April 2015
Actual First Year Therm Savings
 416,846 – 158.8% over projection!
Actual First Year Gas Savings
 \$345,656 – 126.9% over projection!



THE TEAM

Julia Bussell, President, CPVC Board

Dennis Kane, President, Kane Property Management Corp.

“In addition to being the best priced proposal, DRF designed a redundant solution as well as afforded us a mechanism to immediately recoup some of our capital expenditures via energy rebates. In fact, due to DRF’s efforts on our behalf, CPVC is positioned to receive the highest multi-family rebate amount in the history of the program.”

–Julia Bussell

Dennis Fiddick, Solutions Engineer, DRF

Scott Schnurr, President, DRF

“Beyond the rebates, we will realize substantial year over year energy cost savings. We will also be afforded the confidence and assurance of a new, state-of-the-art heating and domestic hot water system that will last for many years to come.”

–Dennis Kane



PLUMBING
WATER HEATING
& FILTRATION



ELECTRICAL



IRRIGATION
& RPZ



HEATING &
COOLING
(HVAC)



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THE NEED

CPVC's domestic and space heating systems were an inefficient mix of natural gas boilers and commercial water heaters. Many of the original boilers were operating below 70% efficiency. The Co-op had high energy costs and was facing the possibility of a significant special assessment to fund needed infrastructure and facilities upgrades.

THE SOLUTION

DRF completed an efficiency assessment of the boilers and domestic hot water system and developed a solution that would yield annual gas savings and earn rebate dollars through the Peoples Gas Energy Efficiency Program. In fact, this project earned the largest rebate ever awarded for a multi-family project in the program's history.

The new heating system employs the latest technology, varying the amount of gas used to produce the exact amount of heat needed. The minimized waste results in maximized efficiency. Plus, using the new boilers as a heat source, the indirect water heaters have an operating efficiency of up to 99%. DRF's custom-engineered solution was installed in less than 5 months—during one of the most brutal Chicago winters with record cold temperatures and snowfall amounts. Through careful planning, space-heating and domestic hot water heating service was never interrupted for more than a few hours.

THE RESULT

Through our portfolio of specialized services and strategic partnerships, DRF was able to significantly increase CPVC's rebate and provide the tools for the Co-op to upgrade to 21st Century technology—without the need for a special assessment. DRF's cash-flow neutral solution had a simple payback of 6.5 years on the boilers, and less than 1 year on indirect water heaters.

Today, residents of Chatham are enjoying the benefits of a modern system designed to improve overall building comfort, maximum efficiency, and less boiler maintenance, plus the bonus of a lifetime indirect water heater warranty.



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