



Westbrook South Condo Association

Natural Gas Savings through DRF's
Resource Conservation Solutions Program

Location: Downers Grove, IL
Facility Size: Two buildings; 96 total units



RESOURCE
CONSERVATION
SOLUTIONS

PROJECT DESCRIPTION

Saved 4.7M BTUs

Replaced

- Four-2M BTU boilers
- Two-750,000 BTU boilers
- Four-250 gallon holding tanks

With

- Eight-600,000 BTU 96% efficient boilers
- Four 99% efficient indirect water heaters



PROJECT OVERVIEW

Project Cost: \$300,344

Financing: Client's bank

Rebate Amount: \$21,200

Payback Period: 5 years

Annual Therm Savings: 43%

Projected 20-Year Savings: \$774,000



THE TEAM

Marian Nussbaumer, WCA

Dennis Fiddick, Solutions Engineer, DRF

Scott Schnurr, President, DRF

“Gas costs have decreased significantly.”

–Marian Nussbaumer, WCA

THE NEED

WCA had extremely high gas costs. The boiler system was inefficient with two of the boilers being 40 years old. So much was being spent on utility gas bills that WCA wasn't able to do any other projects without significant assessment increases or special assessments.



THE SOLUTION

DRF's goal was to maximize thermal and operational efficiency. Ultimately, a more holistic approach provided maximum savings. This included design & installation of a custom, space heating and domestic hot water system, utilizing 96% efficient boilers and 99% efficient indirect water heaters. "The cost was higher but we realized a greater return on investment," explained Marian Nussbaumer.



THE RESULT

Instead of doing a silo project of just boiler replacement, WCA chose a holistic approach that has provided significant energy and cost savings. DRF included homeowners to help ease the transition. "To help with this project, DRF came in and talked to homeowners, explained the project, and presented the ROI, which helped homeowners adapt and feel comfortable with the work," said Nussbaumer.



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