



# Windhaven Condominium Association

Natural Resource Savings through DRF's  
Resource Conservation Solutions Program

Location: Palatine, IL  
Facility Size: 16 buildings, 352 units



RESOURCE  
CONSERVATION  
SOLUTIONS

## PROJECT DESCRIPTION

### Replaced

- 16 boilers
- 32 commercial water heaters

### With

- 32 modulating condensing boilers
- 32 indirect fired water heaters

### Installed

352 in-unit programmable thermostats, space heating zone valves, and pipe insulation.



## PROJECT OVERVIEW

**Nicor Gas Rebate Amount:** \$75,488

**Financing:** Community Advantage Bank

**Immediate Therm Savings:** 28%

**Projected 20 Year Savings:** \$988,029



**“Instead of just replacing our outdated, inefficient equipment, we were able to upgrade the system, all at one time. DRF was the first company to make suggestions that improved efficiency and homeowner comfort, immediately.”**

*–Kara Cermak, President, Rowell Incorporated*

## THE NEED

The 47 year old heating system was inefficient and replacement cost for commercial water heaters was high. The association was ailing in the current housing market, striving to reserve infrastructure and prevent assessment increases. DRF designed and presented three energy savings options. The association chose to install new modulating condensing boilers with domestic hot water priority controls, which provided the best value.



## THE SOLUTION

DRF's design provided Windhaven with an efficient, reliable space heating and domestic hot water system. The design created a completely redundant system that will reduce failure and maintenance costs. Windhaven took advantage of additional Nicor Gas rebate offers with installation of in-unit programmable thermostats and one inch pipe insulation on all hot water piping located in the boiler rooms of each building.



## THE RESULT

DRF provided a complete service, from assessment, to design-build, installation and maintenance. In the first three months of operation, each of the 16 buildings has experienced therm savings, with a combined total energy savings over 28%. The indirect fired water heaters include a 15 year warranty versus the standard one year warranty of a commercial water heater. The redundant space heating and domestic hot water system provides security and comfort, while reducing maintenance.

“When the boilers/hot water tanks were replaced, this turned over with little interruption to the heat or water,” explained On-Site Property Manager Carole Engstrom. “What I thought was going to be ‘Mission Impossible’ became ‘Mission Accomplished!’” she said. “Not only is the Association saving money, I have had the pleasure, as the on-site manager, day by day, working with DRF and the wonderful staff they have.”



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