

## Burnham Park Plaza Condominiums

### Project Highlights and Results

- Energy and engineering analysis identified opportunity to replace the building's original natural gas fired absorption chillers and hot water boiler
- Replacement of existing chillers and boilers and the installation of a new building automation system saved over \$95,000 in utility costs in first year of operation

### Project Background

|                           |  |
|---------------------------|--|
| <b>Owner:</b>             | Burnham Park Plaza Condominium Association |
| <b>Location:</b>          | Chicago, IL                                |
| <b>Team/Team Lead:</b>    | Don McLauchlan, Brian Malone               |
| <b>Elara Role:</b>        | ME Engineer                                |
| <b>Type:</b>              | Mechanical Systems Upgrade/Energy Retrofit |
| <b>Construction Cost:</b> | \$1,100,000                                |

### Project Overview

|                              |  |
|------------------------------|--|
| <b>Building Type:</b>        | Mixed-Use: Condominiums, Retail, Commercial Office (originally a YMCA hotel) |
| <b>Building Attributes:</b>  | 21 Stories; 300,000 SF   |
| <b>Initial Construction:</b> | 1915   |
| <b>MEFPIT Systems:</b>       | Boiler & DHW Plant, Chiller Plant, DDC                                       |

### Innovation

- The mixed-use building is split into two sections; a tower and an addition. The addition provides commercial tenant space whereas the tower has condominium units on floors 3 through 21, small commercial offices on the second floor, and retail tenants on the first floor.
- Implemented recommendations included new high-efficiency electric chillers and cooling tower, a new high-efficiency condensing boiler plant for building domestic hot water and space heating and a new direct digital control system.
- The resulting installed systems saved over \$95,000 in actual avoided utility cost in their first year alone.

