

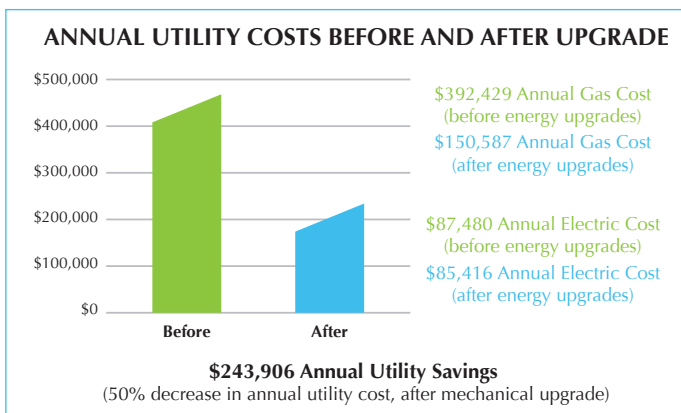
# 525 West Hawthorne Condominium

## FIRST PLACE

ASHRAE Excellence in Engineering Award  
Chapter, Regional, and International Levels

### Project Highlights and Results

- \$243,906 Annual Utility Savings (50% decrease in annual utility costs after mechanical upgrade).



### Project Background

<b>Owner:</b>	525 West Hawthorne Condominium Association
<b>Location:</b>	Chicago, IL
<b>Team/Team Lead:</b>	Steve Maze, Matt Swanson
<b>Elara Role:</b>	ME Engineering Design
<b>Type:</b>	Energy Retrofit
<b>Construction Cost:</b>	\$2,500,000

### Project Overview

<b>Building Type:</b>	Condominium
<b>Building Attributes:</b>	30 Stories, 275,000 SF
<b>Initial Construction:</b>	1969
<b>MEFPFIT Systems:</b>	Hybrid boiler plant, high-efficiency CHW plant, Custom MAU, Heat Recovery, DCV, DDC

### Innovation

- Condominium Association required project to be completed without a special assessment to condo unit owners.
  - Project was fully funded through a loan paid for entirely by the energy savings generated by Elara's energy efficiency improvements -- at no cost to the building residents.
  - Elara's original building Energy Audit was used as the basis to substantiate the energy savings to fund repayment of the loan.