

The Fordham Condominium

Project Highlights and Results

- Heating Conversion/Mechanical Upgrade Project
 - Installed systems projected to save approximately \$175,000 annually in avoided utility costs.
 - \$19,500 utility incentive successfully achieved to offset the cost of the project, resulting in a 3.7-year payback term.
- New Chilled Water Plant Project
 - Approximately \$225,000 estimated annual utility savings projected, representing a 79% improvement from existing chilled water utility rate
 - Approximately \$79,000 utility incentive anticipated to help offset the project cost

Project Background

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| Owner: | The Fordham Condominium Association |
| Location: | Chicago, IL |
| Team/Team Lead: | Dustin Langille, Adam Sanders |
| Elara Role: | ME + Controls |
| Type: | Mechanical Systems Upgrade/Energy Retrofit |
| Construction Cost: | \$882,034 |

Project Overview

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| Building Type: | Mixed Use Condominium |
| Building Attributes: | 51 Stories, 793,400 SF |
| Initial Construction: | 2003 |
| MEFPFIT Systems: | Boilers, MAUs, Heat Recovery, DDC, Chilled Water, Condensing Water |

Innovation

- Heating Conversion/Mechanical Upgrade Project
 - Converted makeup air units from electric resistance heating (which were experiencing operational issues) to hot water heating fed by dedicated high-efficiency condensing dedicated boiler plants.
 - Further incorporated exhaust air heat recovery for each makeup air unit and added two new high-efficiency domestic hot water plants.
- New Chilled Water Plant Project
 - New on-site chilled water plant on new structural platform to eliminate costly district chilled water

