

The Heritage at Millennium Park Condominium

Project Highlights and Results

- Electrical Metering Investigation
 - Near as-built electric single line drawing of meters and locations.
 - Simplified and corrected metering scheme.
 - Over \$300,000 reimbursement received for historical mixed metering from building's developer through identification of unbilled shared chilled water usage by the commercial tenants.
 - \$25,000 received for previously unaccounted metering credit.
- Energy Audit/Energy Retrofit
 - Combined simple payback of 3 years from Energy Conversation Measures (ECMs).
 - \$440,265 in energy cost saved from actual utility bills over a 12-month period.
 - \$1,086,352 in energy cost savings recorded over a 33-month period.
 - Over \$100,000 energy incentive funding obtained through local utility programs.

Project Background

Owner:	The Heritage at Millennium Park Condominium Association
Location:	Chicago, IL
Team/Team Lead:	Don McLauchlan, Caitlin Levitsky, Mark Rockwood
Elara Role:	MEP + Controls
Type:	Metering Investigation/Energy Audit/Energy Retrofit
Construction Cost:	\$1,300,000

Project Overview

Building Type:	Mixed Use Condominium
Building Attributes:	59 Stories; 1,178,000 SF
Initial Construction:	2005
MEPFPIT Systems:	Boilers, DCV, Heat Recovery, Variable Pumping, Lighting Retrofit, DDC

Innovation

- Implemented ECMs include the conversion of common area heating from electric to gas (new hot water boiler plant), variable exhaust, heat recovery, lighting retrofit, and controls retro-commissioning.

