

653 Kingsbury (Kingsbury on the Park)

Project Highlights and Results

- Converted chilled water system from district cooling to on-site generation
- Approximately \$100,000 in annual energy savings achieved
- Elara's analysis of the existing systems determined the building would achieve a 5 to 7-year return on its investment even considering the district cooling buy out penalty

Project Background

Owner:	Kingsbury on the Park Condominium Association
Location:	Chicago, IL
Team/Team Lead:	Don McLauchlan, Caitlin Levitsky
Elara Role:	Design Engineer
Type:	Energy Retrofit
Construction Cost:	\$650,000

Project Overview

Building Type:	Condominium
Building Attributes:	25-Stories, 130 Condominiums
Initial Construction:	2004
MEPPFIT Systems:	District CHW, HW Boilers, 4-Pipe FCUs

Innovation

- Decoupled building from district chilled water supplied through an underground piping network.
- Elara's analysis of the existing systems determined the building would achieve a 5 to 7-year return on its investment with a new chilled water plant in the building's mechanical penthouse, even considering the charges incurred to break an existing district chilled water contract.
- The project re-used most of the existing piping and included two new water-cooled chillers, a new single-cell cooling tower at the penthouse roof level and chilled water supply and return express risers routed in an existing pipe chase.

