



Energy Efficiency Success Story

Colonial Park Apartments, Park City, IL

Savings

- **21%** annual savings on natural gas
- **\$12,800** annual natural gas savings*

Building Overview

- Building owner: The Debruler Company
- Building type: four-quadrant development with 60 units in each quadrant
- Year of construction: 1970
- Heating system: central hot water boilers

Upgrades Completed

- Air sealing and insulation of roof cavities
- Air sealing and insulation of wall cavities
- Heating system replacement
- Lighting retrofit

Project Summary

Property Manager Andy Debruler was referred to Elevate Energy by the Lake County Residential Development Corporation as a resource for the gut-rehab of his four-quadrant development in Park City. Debruler's 240-unit complex was built in 1970, and the original heating and cooling systems were still in use.

The gut-rehab included insulating all of the wall and roof cavities in the complex. In a brick building, this entails completely replacing the interior walls to create space for additional insulation, which creates even greater opportunities for savings on heating and cooling costs over time.

This year-long project included the replacement of all boilers and domestic hot water heaters with systems that were at minimum 95 percent more efficient. The 40 new boilers have sophisticated controls systems, are much smaller in size, and have a much smaller burner than the originals, making combustion 97.3 percent efficient.



The controls also allow for a phased burner that reduces the amount of combustion to 20 percent of capacity during mild weather months, when full use is not necessary. This technology eliminates excess energy use, saving additional energy and money.

Finally, the rehab project included additional electrical efficiency improvements—a complete lighting retrofit and replacement of all air conditioners and exhaust fans with new Energy Star appliances. Elevate Energy's construction management experts guided Debruler through all aspects of the massive and complex project, exemplifying the full-service model that allows owners to realize significant cost savings.

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*Dollar amounts assume \$1.00 per therm for natural gas. Figures have been weather-normalized to account variable year-to-year weather conditions, and as a result, figures stated here will not directly mirror the actual bill amounts that they are based upon.