



# Energy Efficiency Success Story

## Morris Management, Chicago, IL

### Savings

Total savings for three properties:

- **11%** annual savings on natural gas
- **\$2,200** annual natural gas savings\*

### Building Overview

- Building owned: Morris Management
- Building type: Three small brick apartment buildings in the Auburn Gresham neighborhood of Chicago (total of 20 units)
- Heating system: Natural gas central steam boilers

### Upgrades Completed

- Roof cavity insulation and air sealing
- Steam and hot water pipe insulation
- Low flow showerheads and faucet aerators
- Boiler controls
- Boiler replacement in one building

### Project Summary

James Morris of Morris Management worked with Elevate Energy to upgrade three small brick apartment buildings in the Auburn Gresham neighborhood of Chicago. Two of the buildings have five units each and one has 10 units. Each building is heated by a central steam boiler, and all were built in the 1920s.

An expert energy analyst from Elevate Energy conducted energy assessments of the three buildings, recommended cost-effective improvements, helped identify qualified contractors, and provided construction oversight. Morris then worked with Elevate Energy to complete roof cavity and pipe insulation projects in all three buildings. He had a new boiler installed in one building and he had new boiler controls installed in two.

Morris said he appreciated having a single point of contact available for expert advice throughout the process. He says he is seeing benefits from the upgrades in terms of energy savings and happier tenants.



### From the Owner

“The energy efficiency upgrades projects have made my building more profitable so that I don’t have to raise rents and also more comfortable.”

— James Morris, Morris Management

### Apply Today

(855) 372-8377  
buildings@ElevateEnergy.org  
**ElevateEnergy.org/buildings**

\*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.