

# DMA Plaza



*Green retrofit of 126 units in an 11 story high-rise apartment building in Fort Collins, Colorado*



## Scope of Work

Lighting throughout the facility was upgraded from T-12 bulbs to more energy efficient T-8s, with hallway and exit sign lights replaced with LEDs. To improve temperature stability, the exterior doors were equipped with weatherstripping. A rubber membrane with an R-19 ridged board was installed in the

storage/mechanical room on the building's roof. This room was also outfitted with a room air seal and ceiling with an R-19 insulation. One of the critical projects ICAST worked on was replacing the HVAC system. This included the installation of Lochinvar AWN801PM condensing water heaters, a Grundfos Alpha pump, a Leonard TM-2020 thermostatic mixing valve, associated piping, fittings, hangers and supports to connect into the existing system, new water heaters, new flue piping and condensate disposal, line and low voltage wiring, electrical, concrete coring, and pipe insulation.

## Savings

- ✓ Avergae annual savings of **\$15,708/year**
- ✓ **25% reduction** in electricity costs
- ✓ **332,670 kWh** saved
- ✓ **338 Tons of CO<sub>2</sub>** kept from the atmosphere every year

## Financial Details

- Outside Funding Secured
  - ❖ Utility rebate .5% of cost
  - ❖ Grant Subsidy 22% of cost
- Customer Investment
  - ❖ 67 %
- Payback **7 years**



## Project Narrative

ICAST's ResourceSmart program delivered substantial economic, environmental and social benefits to DMA Plaza and the surrounding community. The installed ECMs reduced electricity costs at the facility by approximately 25%. The 332,670 kWh in reduced electricity consumption also yielded environmental benefits by offsetting 338 tons of CO<sub>2</sub> emissions. In addition, the project generated social benefits through the creation of work for local contractors, improved occupant comfort, and enhanced marketability through green building standards.