



## Multi-family building shares its energy efficiency story

### The background

The Lakefront Place Condominium Association is a 91-unit high rise on the south side of Chicago. Built in 1963, this unique, mid-century-modern structure offers stunning views of Lake Michigan, a golf course and the South Shore Cultural Center. The condo board learned about the multi-family energy efficiency offering from ComEd and Peoples Gas during a board meeting. They contacted the utilities to schedule a FREE energy assessment for the building.

### The solution

Utility program staff met condo board members at the building and performed a free energy assessment, where they outlined multiple ways to save energy and lower energy expenses. After receiving the assessment, the program team installed free energy-saving products throughout the building's common areas, such as LED light bulbs and hot water pipe insulation. At the same time, the building received additional energy-saving measures, including TLEDs, LED retrofit of HID lamps and LED exit signs. All of this was provided at no cost to the condo association.

### Project Overview

#### Energy-saving improvements

- Retrofitted parking lot lighting to LEDs
- Retrofitted parking garage lighting to LEDs
- Hot water pipe insulation
- Type-A LED light bulbs
- LED exit signs

#### Estimated annual energy savings

- 847 therms of natural gas
- 28,679 kWh of electricity

#### Estimated annual cost savings

- \$3,152

#### Project costs

- \$0 investment for Lakefront Place Condominium Association
- \$14,950 covered by ComEd Energy Efficiency Program and Peoples Gas Energy Efficiency Program



### The solution *(continued)*

The utility team then explained the building's best opportunities for energy savings through upgrades and improvements, coupled with an overview of the discounts and rebates that were available to help make those investments more affordable. After careful evaluation, the board gave approval to move forward with upgrading the building's parking lot and parking garage lights to LED models—projects that qualify for a full rebate through the ComEd Energy Efficiency Program—as well as free pipe insulation and other measures available through the Peoples Gas Energy Efficiency Program.

### The results

In the end, Lakefront Place Condominium Association paid no upfront costs for the energy-saving upgrades. Instead, they received a total of \$14,950 in energy efficiency improvements.

Participating in the program not only resulted in significant energy savings, but also improved safety throughout the building. The lighting improvements in both the parking lot and the parking garage ensure both spaces are well lit. "We are very happy to be more efficient," a board member said, "But, more importantly, building safety has improved, both on the interior and exterior of our building."

“ *(The program) helped our building and condo board be forward-thinking when it comes to building improvements, and it helped us stretch our budget.* ”

Condominium Association Board Member

## Start saving for your building today!

Call **844-367-5867** to schedule your free energy assessment and product installation!  
For more information, visit **ComEd.com/MFHome** or **peoplesgasrebates.com**.

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