



Kerry Glen Condominiums

Performance Contracting

OVERVIEW

CUSTOMER PROFILE:

- Built in 1969
- Located in the Hunters Creek Village area of Houston, Texas
- Energy Savings of more than \$850,000 over the next five years

SERVICES PROVIDED:

- Replace old chillers with two 125-ton high efficiency chillers
- Rebuilt cooling tower
- Boiler replacement and venting system compliance
- Water piping, insulation and thermometer replacement

Kerry Glen Condominium's situation prior to Way was exemplary of the obstacles faced by many property management companies across the state. The condominium's infrastructure had aged to the point that had begun to cut into their budget. Kerry Glen's maintenance and owning and operating costs had steadily increased as a symptom of outdated infrastructure.

Their cooling tower was rusted, leaking and not at a full capacity. The piping in Kerry Glen's mechanical room was rusted and needed to be replaced. Their Chillers were old and inefficient, the controls were not functioning and their electrical panel was completely overloaded. The result of these symptoms could be seen in the high energy consumption, low comfort conditions for the tenants and the multiple failures Kerry Glen experienced.

Way coauthored a Performance Agreement with Kerry Glen to solve the problems facing the condominium complex. The solution offered provided engineering and construction drawings. The agreement also included rebuilding the cooling tower, replacing the outdated chillers with two 125-ton high-efficiency chillers, replacing a boiler and rebuilding the venting system to meet code regulations, and replacing all mechanical room chill-water piping, insulation, thermometers and pumps.

Through these energy improvements, Kerry Glen Condominiums will save more than \$850,000 over the next 5 years.