



Metropolitan Condominiums

Energy-Efficiency Improvements Kansas City, Missouri

Summary

Metropolitan Condominiums is a friendly and diverse community, redefining the standard of modern living in downtown Kansas City. Developed in a style inspired by Frank Lloyd Wright, the building has 218 units, several commercial spaces, and three parking levels, with two being covered parking.

Energy Solutions Professionals (ESP) was engaged by Signature Property Management and the Metropolitan Condominiums HOA when they were faced with the likelihood of increasing fees or implementing a special assessment in order to pay for an aging chiller that needed to be replaced.

After a detailed energy audit, ESP presented Metropolitan Condos with an energy-saving project that would not only pay for the new chiller from utility savings, but also allow for several other improvements to be made; including new lighting in common areas, low-flow plumbing fixtures throughout the building, improved controls for the chiller and boilers, a variable frequency drive on the cooling tower fan, and retrocommissioning of a make-up air unit.

ESP also conducted on-site energy conservation training for staff and residents, and provided customized energy-saving tips and recommendations that will occupants to reduce their energy usage even further.

Without a doubt, one of the most challenging aspects of the project was the removal of the old chiller and installation of the new one, which all happened through a window 14 stories above street level.

As a result of the project, residents report being more comfortable than ever before, and savings have exceeded all expectations.

“The most beneficial aspect of using ESP as a building and HOA Board was the tangible savings that we recognized in real dollars. ESP helped secure third-party financing to cover the cost of all the projects, and guaranteed that the savings would cover the cost to repay the financing. This enabled us to secure these critical facility improvements without having to require a special assessment or increase fees. With the energy savings that we realized, we were able to pay for both the projects performed by ESP, and for a new roof with the surplus savings. All in all, we saved about 35% off of our entire energy bill, and ESP helped us secure substantial utility rebates for our new high efficiency systems.”

— Matt Watson, HOA Board Member



↑Lobby

Quick Facts

Completed: 2012

Total Square Feet: 176,000 (218 units)

Total Project Cost: \$530,000

Annual Savings: \$63,344

Utility Savings: 35%

Greenhouse Gases Reduced: 236 metric tons

Equivalent to: Annual emissions from 49 cars



↑Chiller Installation