

CASE STUDY

Green Business is Good Business

GREENERFUTURES

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The Leonard Miller

Case Summary

The Leonard Miller Centre dates back to the 1850's when it was used as a military hospital. It currently serves as a rehabilitation and long term care facility and has a 160 bed capacity. The cost of using its outdated heating system was high and neighborhood complaints about pollution were clear indicators of the need for change.

In 1996, the Leonard Miller Centre signed an energy performance contract with Honeywell. Under this arrangement, Honeywell would finance the retrofit and the Center would repay the company through savings on its energy bill. Included in the retrofit was a new energy efficient boiler using lighter fuel to reduce pollution, and a direct digital control system to monitor the Centre's mechanical and electrical equipment. Zone dampers were installed to shut off airflow to unoccupied areas and valves were installed to change the heating system to an individual room control system.

Since the retrofit was completed, the Leonard Miller Centre has reduced its oil consumption by forty five percent and reduced its electricity bill by \$19,000 per year. In total the savings, the center reduced its energy costs by \$333,000 over a twelve month period beginning in March of 2000. During the same time, the Centre took on new demands as the Centre for Nursing Studies moved onsite. The retrofit will be repaid in about five years, after which, the savings will be directed to other needs at the Centre.

Benefits

Business -- Reduced operational costs

Environment -- Less pollution

Client -- Healthier surroundings

Community -- Increased services for less cost, cleaner environment

Source Energy Innovators Initiative, National Resources Canada

<[http:// oee.nrcan.gc.ca/eii](http://oe.nrcan.gc.ca/eii)>