

CASE STUDY

Cascade Plaza Akron, OH



The Client

Cascade Plaza, managed by Arthur Goldner & Associates, Inc. (AG), is the second tallest building in Akron, Ohio. The commercial office space was built in 1968, stands 23 floors tall, and is roughly 233,889 total square feet.

The Challenge

Due to the aging infrastructure, the building's systems were inefficient, resulting in high operational costs. The heating and cooling plant was located in the penthouse on the top floor making system retrofits much more complex and challenging.

Our Solution

Plug Smart compressed the implementation schedule to meet the needs of the client, finding innovative ways to reduce the required number of crane lifts and roadway shutdowns, while also eliminating any building downtime.

By taking advantage of the regional Property Assessed Clean Energy (PACE) program, AG was able to finance 100% of the project off-balance sheet. The operational savings were able to be utilized to directly finance the project, cover the debt service, and create an overall positive cash flow environment for the owner without requiring any money out-of-pocket.

“Operational savings are always passed along to our tenants... To the extent that we make this building more efficient, obviously the tenants will benefit,”

—Kathy Cunningham,
Cascade Plaza
Building Manager

\$4.5M
Investment

...
\$439K
Annual Savings



Project was completed without disrupting the current tenants

...
Annual O&M Savings totaled over \$246K



Upgraded to LED lighting fixtures

...
Implemented new power feed from parking garage to new chillers

...
Upgraded the steam-driven chiller from 1969 to 2 new 450-ton electric centrifugal chillers

...
Zone dampers and reheat coils to moderate building temperatures