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– JIM BUELOW – Director of Asset Management, WELS

**DETAILS>>**

The Wisconsin Evangelical Lutheran Synod (WELS) serves as corporate headquarters for some 1,200 churches and 400,000 members worldwide. The mechanical systems of its two buildings were close to 20 years old when ESI (Environmental Systems, Inc.) began servicing them about 15 years ago. The systems were energy guzzlers, cumbersome to operate and generating numerous complaints from building occupants.

**CHALLENGES>>**

“As a not-for-profit organization, we had to weigh the cost of investing in new equipment very heavily,” says Jim Buelow, Director of Asset Management for WELS. “We knew our current systems were at the end of their life cycles, but the payback for new equipment had to be acutely justified.”

**SOLUTIONS>>**

After conducting an in-depth energy performance audit, ESI developed an energy optimization plan that included payback analyses, as well as suggestions for recouping partial investment through Wisconsin’s Focus on Energy program. “According to ESI, the new control systems would reduce our natural gas consumption by at least 30% and our electricity by 19%,” Buelow says. “That combined with the money we could acquire from state-funded programs easily justified the investment.”

ESI replaced pneumatic controls with advanced systems controls and retrofitted the buildings’ mechanical systems with high-efficiency boilers. They also spearheaded the applications for grant money and provided essential performance and feasibility studies. “We’re seeing a 53% decrease in natural gas consumption and 22% in electricity,” Buelow says. “That combined with the money ESI helped us earn from the State’s energy program means we’re getting a much faster return on our investment than we ever expected.”

“The new system has reduced our maintenance and service needs. But, when we do need something, ESI is right there with the right solution.” – JIM BUELOW

**ADDED ADVANTAGES**

In addition to improved energy efficiency and enhanced ROI, Buelow says that ESI has helped WELS achieve additional benefits:

- Improved comfort levels, including fresher air
- Reduced maintenance and service costs
- Ease of operation with zone adjustments made right from a web browser
- A better educated staff, ensuring optimal systems usage
- Extended system life through preventive maintenance processes
- Maximized energy efficiency and minimized downtime due to up-to-date equipment
- The confidence that any problems will be dealt with quickly and accurately
- Improved budget forecasting due to the elimination of equipment breakdowns

**From innovative designs and installation to comprehensive management and support, ESI provides integrated, performance-building solutions that generate success stories. Contact us to find out how we can help you improve your building performance.**