

Introduction to the Atrium Building

The Atrium Building

The Atrium is a 65,000 square foot office building located in Grand Rapids, Michigan that now realizes a utility savings of 26%[†] every month. While utility prices continue to rise our equipment has now made the building less expensive to operate. This savings was achieved by implementing an automation system to the lighting and HVAC systems. Along with these savings came a significant reduction in carbon emissions of over 196 tons[‡] since the retrofit began. Over half of the HVAC system remains to be renovated.

The lighting system has been retrofitted in order to allow the room to automatically switch off the lights when the room is unoccupied. A timed override from the automation system keeps the lights on regardless of occupancy in specified areas during business hours.

The building environment is maintained with a total of 16 air handling units. The owner made the decision to upgrade the system only when the original equipment needed repairs. In doing so, he saw a significant cost savings over repairs alone. To date, six of these units have been upgraded, three have partial upgrades, and the remaining seven units have not been scheduled for repair. The upgrades make the building safer, more comfortable, and easier for the tenants to operate.

[†] Source Energy as Calculated by the US Department of Energy

[‡] Source Emissions calculated by the US Department of Energy



Savings to date:

Source Energy (per Month): **26%**
Carbon Emissions Reduction: **196 tons**
Energy star rating was **57 now 78**