

Jackson Tower Case Study

Energy Savings Worth Millions

Challenge:

Renovate the Jackson Tower senior housing complex in Harrisburg, Pennsylvania with enough energy efficient components to assist in partially financing the \$21 million renovation through an energy performance contract while creating a dramatic new appearance for a 50-plus year-old building.

Solution:

Dryvit's Outsulation® Plus MD system was specified to help achieve a large percentage of the required energy savings while giving an outdated public housing building a fresh new look.

ARCHITECT:

KD3 Design Studio

GENERAL CONTRACTOR:

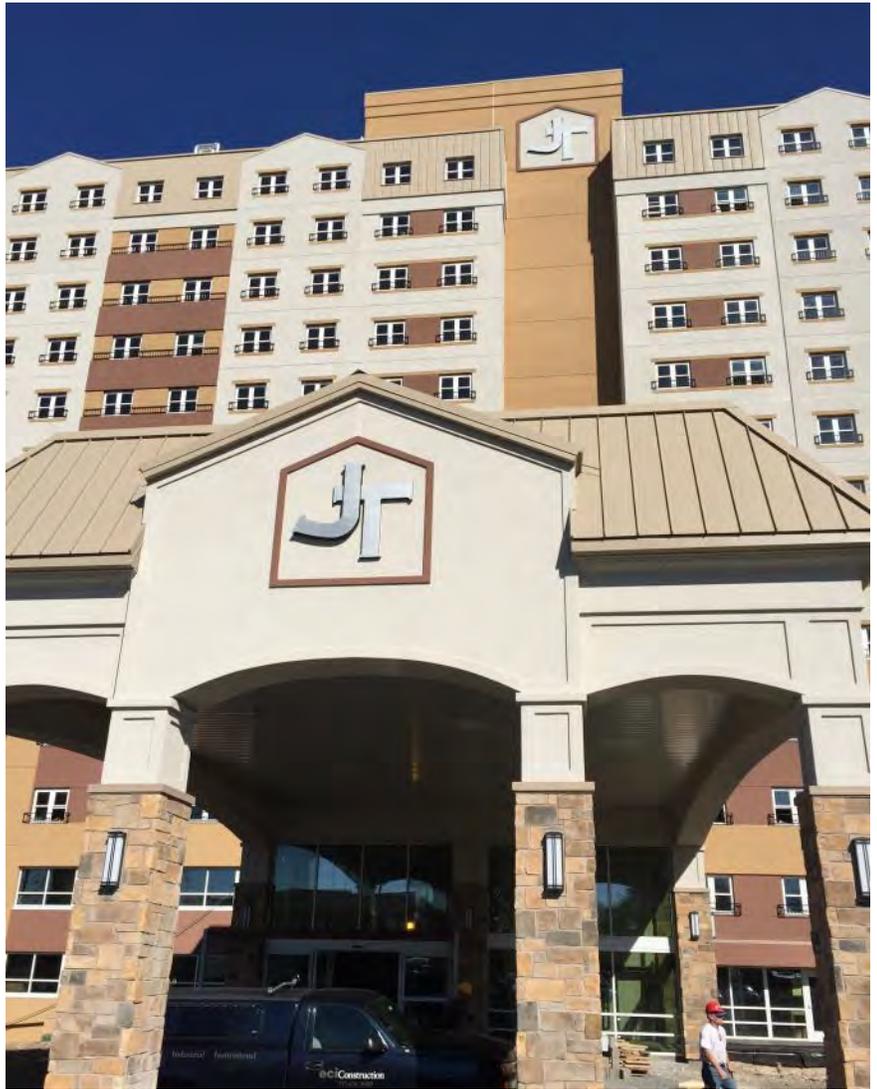
eci Construction

APPLICATOR:

Stella Management Systems

DISTRIBUTOR:

Manning Materials



The dramatically transformed Jackson Tower (above) following its retrofit with 75,000 square feet of Dryvit's Outsulation® Plus MD system. The building's exterior prior to the renovation is shown below.

Energy performance contracts have become an increasingly vital tool that leverages the long term energy savings generated by the installation of energy efficient building components to finance large projects that oftentimes would not be possible in the current cash crunch facing many housing authorities.

Honeywell Building Solutions was able to provide a substantial portion of the total cost for the project in energy performance contract financing for the renovations; thanks in part to the use of 75,000 square feet of Dryvit's Outsulation Plus MD system. The building and an adjacent twin building, Lick Tower, comprise the senior housing complex owned and operated by the Harrisburg Housing Authority.



In providing a large chunk of the energy savings needed to make the energy performance contract possible, the Dryvit Outsulation Plus MD system more than proved its worth as a powerful tool in the arsenal of architects, developers and property owners who needed to generate serious energy savings.

For Kurt Oravec and Dale Hair, principals with the architectural firm KD3 Design Studio in Lemoyne, PA, Dryvit's EIFS solution was a natural choice for the Jackson Tower renovation project not only due to its impressive energy savings but also for its placement over the building's existing brick façade. "If we had to build out framing in each apartment to make room for the insulation needed to achieve the required energy savings, we would have been giving up precious space in apartments that were small to begin with and really couldn't afford to lose the space," said Oravec.

Dale Hair lauded the transformative impact of the Outsulation Plus MD system in dramatically changing the look of the building. "Dryvit gives us the great advantage of being able to work with different colors and finishes, as well as varying thicknesses of the insulation board to create relief and other great architectural effects," said Hair. 35,000 square feet of Outsulation Plus MD system with 6" of continuous insulation (CI) was used along with 40,000 square feet using 4" of CI."

When the renovation is completed in late 2016 and residents re-occupy the building, the energy savings will be measured in part by comparing utility costs to the adjacent Lick Tower building that has not yet been renovated.

Harrisburg Housing Authority's Grosko doesn't need to wait for that analysis to see the value of Dryvit's product. He has already called for its use in a three building, 50-unit new construction housing complex being designed by KD3 Design Studio for the Authority.



Aesthetic and energy improvements have led to a waiting list for the Jackson Tower building.

"We had a good experience with Dryvit. It's a nice product and it looks good. Once Dryvit was installed on the exterior of the building, I noted a real difference in terms of the comfort inside the building. It was very easy to keep the units warm."

- Robert Grosko, Director of Capital Improvements, Harrisburg Housing Authority, Harrisburg, PA



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