

# Conservation Case Study

## Strathcona Hotel saves dollars, gas & water

Capital Regional District |

When the Strathcona Hotel upgraded their refrigeration system to air cooled with boiler heat recovery, they achieved payback in under two years. Here is their story:

"Between 2010 and 2013 our water and gas bill increased by approximately \$38,000! One significant flaw in our building was the cooling system for our refrigerators and freezers which relied on running water, and then went right down the drain (once-through cooling). For us, the solution was a closed-looped water cooling system.

In 2014 we started to build this system in our six-story building. While most cooling was needed at the lower and street level, we needed to install a cooling tower on the roof. The entire project took nine months to



complete and cost approximately \$150,000.

Fortunately, we were able finish the project with little interruption to our business.

**Now the great news:** We realized an instant savings in our water consumption to the tune of about \$50,000 annually and as an added bonus we received



a \$5,000 CRD rebate. A further "unexpected" bonus was realized in our gas consumption: we installed a suitcase-sized heat exchanger near our hot water boilers that allowed us to "dump" compressor coil heat into our hot water tanks. Now our hot water tanks only need gas to bring the water temperature up to 45°C from 32°C instead of from 8°C. The savings have been incredible, dropping our annual gas bill by about \$35,000. **Together, the combined annual savings in our water and gas consumption are about \$85,000 and payback took less than two years.** We all know that utility costs are going nowhere but up so the sooner you invest in your property's efficiency the better off you will be. "

- **Grant Olson, Co-Owner & General Manager, Strathcona Hotel, Victoria, BC**