AERCO
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Case Study

Customer
Linden Place

Location
Omaha, NE

Industry
Office Building

AERCO Product
CFR
(1500, 3000)

Linden Place: A Retrofit That Redefined Efficiency

What the Client Needed

In Omaha, Nebraska, Linden Place stands as a hub for business with its 140,000-square-foot leased office building where comfort and reliability are non-negotiable. For years, the property relied on two large non-condensing boilers to keep tenants warm. But as the equipment aged, parts became harder to source, and energy costs continued to rise, the building owner faced a critical question: upgrade now or risk costly downtime later.

“The existing units were still running, but we knew it was time to move toward higher efficiency and future-proof the system,” recalls Ray Wilson, Project Manager at Sol Lewis Engineering.

The goals were clear: improve energy performance, reduce operating costs, and reclaim valuable mechanical room space – without disrupting tenants.

AERCO’s Solution

With no specifying engineer on the project, the retrofit relied on collaboration between Sol Lewis Engineering and ControlTemp, Inc., supported by AERCO’s team. After evaluating the building’s load requirements and operational priorities, the team selected two AERCO CFR 3000 and one CFR 1500 boilers. This configuration offered flexibility, redundancy, and a higher turndown ratio, ensuring the system could efficiently handle part-load conditions.

“The smaller CFR 1500 was a smart addition,” notes Chuck Cole of ControlTemp. “It aligns closely with the building’s part-load demand, which means better efficiency day-to-day.”

One of the biggest wins of the project was cost control. By utilizing the existing Type B venting material and replacing a fan on the roof, the team avoided a full venting system replacement. This move saved an estimated $30,000–$45,000 in installation costs and time. “We were able to deliver a high-performance solution without blowing the budget,” says Wilson.

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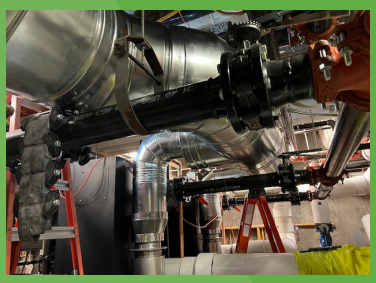
Results

20%
INCREASE IN EFFICIENCY

17%
REDUCTION IN FUEL BILLS



Return on Investment

While utility data is still being collected, projections indicate a 17% reduction in fuel bills and a 20% boost in boiler efficiency. Beyond the numbers, the upgrade provides peace of mind: modern equipment, improved reliability, and a system designed to meet the building's needs for years to come.

Tom Jaeger, Facility Manager at Linden Place, sums it up simply: "We're very satisfied with the CFR boilers and the install. It's reassuring to know we have a system that's efficient and reliable for the long term."

The retrofit at Linden Place is more than a technical success – it is an example in practical innovation. By combining high-efficiency boilers designed for installation flexibility with creative problem-solving, Sol Lewis Engineering, ControlTemp, and AERCO helped the building owner achieve sustainability and reliability goals without unnecessary complexity or cost. For property managers facing similar challenges, this project proves that the right solution can deliver both performance and value.

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