MiGBC MICHIGAN GREEN BUILDING COLLABORATIVE

Project Case Study

Greening of Detroit Office

Objective: Replace the end-of-life rooftop unit equipment to stabilize the indoor climate and eliminate the administrative burden of constant maintenance.

Solutions

- **End-of-Life Timing:** Identified the precise moment for replacement to avoid total system failure
- **Modernized Hardware:** Transitioned to a high-performance rooftop unit designed for better reliability
- **Optimized Performance:** Moved away from a "patchwork" repair strategy toward a long-term solution

Results

- 26% reduction in weather-normalized source Energy Use Intensity (EUI) from 2024 to 2025
- 385.74 ccf total reduction in gas consumption
- Awarded in the 2025 Michigan Battle of the Buildings competition

Financials

- Approximately $205 saved in annual energy costs
- Eliminated escalating emergency repair fees and service calls
- Prioritized efficiency during a necessary capital replacement ensured more funding stayed focused on the mission rather than building upkeep

Project Highlights

- High-efficiency replacement of HVAC system
- Proactive energy management
- Improved building temperatures
- Improved data tracking
- Partnership with a 2030 District

Project Partners

- Detroit 2030 District (data access)
- Partnered with a contractor to identify a high-efficiency replacement for their HVAC system

Improving the building's climate has allowed the team to refocus on community engagement and green space development. *"It's a great feeling that we are living our mission right in our own office,"* the team shared.

the Greening of Detroit™