

Client Success Story

Fenelon Area Independent Living Association

Solution At a Glance:

Fenelon Area Independent Living Association (FAILA) turned to Log-One Ltd. for help in regaining control over tenant heating and cooling in their units. Sandra Barrett, Executive Director of FAILA, admitted that tenant comfort was her first priority, but was nonetheless extremely concerned about the loss of control and the abuse of energy, as energy bills are a significant portion of her overall expenses.

“One tenant had programmed their Air Conditioning to come on at a certain temperature, and their heat programmed to start at an even cooler temperature, meaning that both were running constantly. Energy costs for that unit alone were \$300 per month”, declared Sandra.

“Log-One provided a simple, easily installed solution that our seniors were able to readily understand and use.

No programming is necessary, and most importantly the tenants are able to increase or decrease the temperatures in a controlled manner. They are happy, and I’m saving on my energy bills month after month.”



Sandra Barrett, Executive Director, Fenelon Area Independent Living Assoc.

The Challenge:

Regaining control over tenant energy abuse and escalating heating and cooling costs was of primary concern to Sandra at FAILA. Sandra knew that energy bills were a significant portion of her overall expenses. After installing individual meters in all of the units, she determined that bringing down her energy costs was a necessity. However she required a solution which would enable seniors to remain physically comfortable with the aid of technology. “Typically seniors have a difficult time adapting to change, so we had to choose a system which would be easy to understand and use, and would not only ensure their comfort, but would help FAILA regain control of energy usage”, explained Sandra.

Although programmable thermostats could have been an option, FAILA did not think they would provide effective energy management and were concerned about support and service issues associated with purchasing retail product which had been manufactured offshore. They were looking for a North American company which stands behind their products and provides necessary post-installation service. They also felt that programmables were ultimately not very efficient at preventing abuse as the tenants could program them to function 24/7 at 30C.

We Were Sceptical:

We were unsure of finding a system which was flexible enough to meet the specific needs of seniors while providing optimal control in addition to energy savings.

There are very few products on the market which have proven tested results, particularly with our tenant demographics. We also needed a solution which would not exceed our budget, or that would not take years to pay back.

The Solution

FAILA found their solution in the Log-One Energy Management System (EMS). Each apartment was outfitted with a Log-One Green Thermostat™. Extremely user friendly, it allows tenants to make temperature adjustments within set limits, thus giving them a measure of control. This feature has the added benefit of reducing nuisance calls to the property manager.

The Log-One system also prevents tenants from having heating and air conditioning running simultaneously, or from controlling temperature by opening windows.

Seniors' temperature requirements can be higher than those of the average tenant. Flexibility is one of the principal distinguishing features of the Log-One system. Custom temperature settings requested by management to fulfill special needs are determined in advance and programmed at the factory before delivery. Additionally, further adjustments can be easily made by management staff after installation.

"What we wanted most was the capability of controlling our costs and saving money, without upsetting the tenants in any way", noted Sandra.

What differentiates the Log-One from other thermostats on the market is the real time clock which reacts to occupancy and time of the day to control HVAC, thus providing comfort first, followed by superior savings and rapid payback of the system.

The Results:

"The Log-One retrofit demonstrated 30% energy savings in our building".

"Our tenants have been very supportive of our efforts to reduce energy costs and the Board of Directors is impressed with the savings..."

"We will implement these same units in the second phase of our development."

Not only does the Log-One solution provide tenant comfort, increased control and cost savings, it also scores high marks for being an environmentally sound answer to our growing concern over our planet's resources.

Contact: For more information on our line of products and services, please visit our web site at www.log-one.com

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More on Log-One Green Thermostat Solutions...

For the past 10 years Log-One has helped many multi-residential building owners and managers save millions of dollars on their energy bills.

For multi-residential building owners and managers like you who need to reduce energy costs, Log-One has developed and patented a line of highly intelligent Energy Management Systems.

Unlike building automation systems which cost thousands of dollars, and unlike programmable thermostats that require a high level of maintenance to maximize tenant comfort and energy savings, Log-One EMS provides a high-level of individual room control while delivering market-leading energy savings.

Some of the benefits our customers see are:

- Increased control of energy bills
- Energy savings typically in the range between 24 and 33%,
- Pay back of under 2 to 3 years, and sometimes even under 1 year.
- Simplified installation: Installations are significantly less complex than Building Automation Systems
- Reduced maintenance costs: maintenance costs are almost non-existent and significantly less than programmable thermostats.

