



Case Study

## James Down Towers Boiler Replacement

Mechanical Contractor: LMS Boiler Services

Boilers: Thermal Solutions

Tankless Water Heaters: Navien



James Down Towers

### The Challenge

James Down Towers is a 220-unit four-story apartment building, which is part of the Southern Nevada Regional Housing Authority. The existing boilers were over 20 years old and had shown leakage and need of replacement. In addition, one of the two boilers was in extremely poor condition, which prompted an emergency replacement during the middle of winter, 2021.

### The Solution



To restore heat and reliability to the high-occupant building, LMS Boiler Services oversaw the installation of a Thermal Solutions condensing boiler. The boiler is AHRI-certified at 97%, highly efficient, and remarkably compact, requiring only half the square footage. Service, inspections, and cleanings can be completed effortlessly, ensuring long-lasting efficiency year after year. LMS also installed six (6) space-saving, cost-effective Navien tankless water heaters.



Domestic hot water is heated with 6 Navien 240A high efficiency condensing tankless water heaters. These heaters provide a built-in instant heating redundancy - in case one becomes inoperable, domestic hot water will not be compromised because there are multiple units. For the occupant, it provides instant and endless hot water supply, while avoiding the “cold water sandwich effect.” For the building owner, the long lifespan ensures operational reliability and cost savings.

The new Thermal Solutions boiler was installed to replace the existing boiler that had become inoperable in the middle of winter. While working with supply chain issues during the COVID pandemic, LMS projected the breakdown of the boiler early enough to recommend a replacement which arrived just in time to restore heat to 220 tenants with no down time.