



TREMENDOUS EXAMPLE OF TRIAD BOILER'S LONGEVITY

Meadowlawn Plaza Apartments

The Meadowlawn Plaza Apartment Complex in Mitchell, South Dakota was constructed in 1972 as a HUD (Housing and Urban Development) project providing 118 apartments for low-income elderly independent living. In the 1960s and 1970s, HUD helped spark the production of millions of units of privately-owned apartments for elderly, handicapped and lower income Americans. In the 1970s, when soaring inflation and energy costs threatened the survival of thousands of private apartment buildings, and limited the development of new ones, HUD was the moving force behind housing projects in almost every small, medium and large city in the United States.



The Meadowlawn Plaza Apartments project, like many others, had original specifications calling for twelve TRIAD Model ATM-300-SH hot water heating boilers and four TRIAD Model ATM-300-SH-C-DHW combination heating and domestic hot water boilers to be evenly distributed in two separate boiler rooms. These boilers were chosen due to their space saving characteristic of providing comfort heating and domestic hot water from one vessel.

In keeping with TRIAD's well-known longevity, this system provided heat and domestic hot water to the facility for 24 years, until 1996, when a single small leak developed in the internal heat exchanger of one of the original domestic hot water boilers.



Al Grode of G & R Controls, in Sioux Falls, SD, has been involved with this facility since 1995 and continues to provide service for the facility under an annual contract. The solution to the leaking boiler was simple. As the original sixteen boilers were still in place, but with their original atmospheric burners, it was decided to replace all of them with NEW TRIAD GPS-300-SH-HEP & GPS-300-SH-C-DWH-HEP boilers with more efficient Powerflame power burners.



Since the piping arrangement on these boilers had not changed over the past 25 years, the installation was very simple and cost effective. Each boiler room also

had a TRIAD Series 8900 lead-lag sequence panel installed to control the sequencing of the boilers based on outdoor and return-water temperatures.

The dependability of the original systems combined with the simplicity of replacing "like for like" equipment was an easy sell to the mechanical engineer and owner. Both of them had been very happy with the performance of the original TRIAD®, and impressed with their uniquely rugged construction. The 12 gauge firetubes and 3/8" thick tube sheets held up well for all those years.

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