

**Customer:**

Commercial Property Owner /  
Operator with church as tenant

**Web Site:**

<http://www.calvarychapelcastlerock.com/>

**Customer Size:**

Regional Commercial Property  
Management Company

**Country or Region:**

Colorado

**Industry:**

Commercial Properties  
Tenant: Church / Non-profit

**Customer Profile:**

Tenant (church) occupied property  
without full time facilities manager on  
site. No third party property  
management service.

**Services:**

Investigation of methane monitoring  
Installation of methane monitoring  
systems  
Development and provision of  
preventive maintenance services

## Methane Monitoring & Alarming

### Situation

A client with property in a light industrial / commercial zone had concerns regarding a nearby landfill and the possibility that methane (an explosive gas resulting from decomposition in the covered landfill) would migrate into the building and accumulate. Although unlikely, such a situation would be hazardous to both the property and the tenant.

The property owner received a quote for \$11,000 from an environmental firm to investigate the situation further. A phase 1 environmental study had already been conducted at the property.

The solution was still an unknown cost **above and beyond** the \$11,000 study.

### Actions

RD<sup>3</sup>, Inc. was engaged and quickly analyzed the situation, researched a range of possible solutions, and took corrective action. The complete cost, including installation of methane monitoring, for the RD<sup>3</sup> solution was less than \$1,600.

### Results

The implemented solution for the client saved them \$11,000 for the study plus an unknown installation cost.

The RD<sup>3</sup> implemented solution only cost the client about 15% of the cost that had been proposed for investigation only – 85% savings.

The appropriate solution was installed, documented, and tested, and a long term service contract proposed within 30 days of the original request, satisfying both owner and tenant.