

# CASE STUDY



## Brookside Golf and Country Club Columbus, OH

**\$785K+**  
Investment

### The Client

Founded in 1927, the Brookside Golf and Country Club (Brookside GCC) strives to provide their members and their guests with a premier experience. Their facilities offer tennis, dining, social programs and exceptional golf. In 2020, they were awarded the elite *Distinguished Club* award by The BoardRoom magazine in 2020.

### The Challenge

Due to the aging facilities at the club, the Brookside GCC management team was having to repair and maintain HVAC systems within their buildings more frequently. The club had outdated and inefficient light fixtures and bulbs, and they needed to develop a replacement strategy for their obsolete pool boiler and their buildings' underperforming controls systems.

### Our Solution

Plug Smart worked with the Brookside GCC to upgrade their lighting by replacing all of their outdated light fixtures and upgrading their existing fluorescent and incandescent bulbs to LED bulbs. Additionally, in six of their buildings, the club's electronic (DDC) controls were upgraded to a web-based BACnet control system. The end-of-life HVAC systems in the Clubhouse, Athletic Center, Pro Shop, and Greens Building were replaced. The Athletic Center's obsolete pool boiler was upgraded, reducing their associated annual maintenance costs and downtime. By making all of these upgrades, Brookside GCC can better provide their members with the premier country club experience that they expect.

...  
**\$47K**  
Total Annual Savings



With these upgrades, Brookside GCC saved over \$28K in annual operations and maintenance costs



Simple payback period of 16.4 years

...  
The utility savings that resulted from these improvements was over \$18K annually

*“Working with Brookside Country Club, we were able to upgrade their end of life facilities while lowering their utility and operational costs.”*

— **Matt Kussman,**  
VP of Project Development  
Plug Smart