

GEATAIN ENGINEERING

CASE STUDY - 485 5th Avenue



BACKGROUND

Andaz, a concept by Hyatt, is at the heart of Manhattan on 485 Fifth Avenue. It is a luxury boutique hotel built in 1914 and renovated in 2011. This refined hotel is committed to providing enhanced levels of comfort and reimagining the hotel experience through sustainable practices.

Discussions with property managers focused on understanding building energy use and consumption patterns. Existing records were reviewed to gain an understanding of historical operations and maintenance practices. Careful analysis of patterns revealed that steam pressure was too high for a hotel building. A field test conducted to identify crucial HVAC equipment and condition found that Andaz ran equipment continuously.

HOW GEATAIN ENGINEERING HELPED

- Identified critical weaknesses in management of building energy consumption.
- Evaluated tightness of several different types of windows within building to help refine capacity of heat pump system.
- Uncovered hidden opportunities by exhaustively interviewing all members of operations staff.
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BENEFITS

- Optimized operation measures extend equipment useful lifespan.
- Improved operations of infrastructure subcomponents to align more comprehensive solutions.



CHALLENGES

- Historical building with antiquated HVAC equipment.
- Excessive district steam usage.

SOLUTIONS

- Operations improvements
- Lowering steam pressure
- Negative building pressure
- Damper realignment
- Free cooling

FIVE YEAR SAVINGS

\$715,000

For more information,
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