GEATAIN ENGINEERING

CASE STUDY- 444 East 75th

BACKGROUND

444E 75 is a 20-story red bricked residential co-op that was built in 1961. Located in the Upper East Side of Manhattan, the property is located on the corner of York Avenue and 75th street. Its units are incredibly comfortable and spacious, with upper floors enjoying sunrises over the East River, and lower ones opening onto a private courtyard. Primary heating is provided hydronically by the A.L. Eastmond & Sons boiler to all apartment units through the fan coils. The building's boiler is controlled by an MPC Platinum heat timer and a Digi-Span Elite Series. Lastly, the building has one Marley cooling tower and Carrier chiller with model number 16JB021STM.

HOW GEATAIN ENGINEERING HELPED

- Surveyed the building's infrastructure to understand existing equipment operations and limitations.
- Identified the need for new boiler controls installation.
- Proposed the implementation of plug outlet controls.

BENEFITS

- Discovered nine energy savings measures with annual savings of $53,177.
- More evenly distributed heat throughout the building.
- Reduction of phantom loads in units.

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SIMPLE LL97 COMPLIANCE
PAID BY OTHERS

CHALLENGES

• Energy inefficiency due to old equipment.

• Phantom loads in the apartments.

• Excessive heating and cooling of a space during the more temperate months

SOLUTIONS

• BMS.
• Night Setback.
• Boiler Controls.
• Ventilation Schedule.
• Annual Boiler Tuning.
• Heat Pumps.
• Plug Outlet Controls.
• Wall Occupancy Sensors.
• Smart Strips.

FIVE YEARS SAVINGS

$266,885

For more information, email tjm@geatain.com