

GEATAIN ENGINEERING

CASE STUDY - 160 W 25th St



BACKGROUND

The Four Points Chelsea, located at 160 W 25th St, is a hotel with all modern-day conveniences and comforts. Constructed in 2003, it is situated in New York City's largest concentration of art galleries and near the High Line, amassing popularity among vacationers and tourists.

Existing building energy records were examined to gain an understanding of operations and maintenance practices. Base building mechanical systems were evaluated and inventoried. The building's recent construction indicated no sealing and insulation problems. However, HVAC systems were nearing the end of their useful life span. No chillers or cooling towers were present, likely leading to excessive energy use during summer months. Other overlooked energy expenditures were assessed, and practical solutions were proposed.

HOW GEATAIN ENGINEERING HELPED

- Provided estimate of remaining life span of current HVAC systems.
- Completed granular analysis into condition of existing electric panels to determine if they could be reused for future electrification.
- Control algorithms offer multiplicative savings opportunities.

BENEFITS

- Owner appreciated in-depth discussion of latent electrification costs.
- Thermostats and lighting sensors improved guest comfort.



CHALLENGES

- Limited remaining life span of HVAC equipment
- Recent construction of property
- Time constraints

SOLUTIONS

- Performance Tracking
- Natural Ventilation
- Thermostats
- Installation of Occupancy and Wall Sensors

FIVE YEAR SAVINGS

\$ 67,750

For more information,
email tjm@geatain.com