

GEATAIN ENGINEERING

CASE STUDY- 66 Charlton Street



BACKGROUND

The Four Points SoHo Hotel at 66 Charlton Street is in the heart of SoHo and is surrounded many eateries from Chinatown to Little Italy. The hotel is minutes away from the financial center and provides comfortable guest rooms with accommodations to business and leisure travelers.

Discussions were held with property manager on the building's energy usage to identify trends. The team conducted a thorough survey on the operation and conditions of the building's existing equipment. Constructed in 2007, the building did not demonstrate any insulation or sealing leakages. However, HVAC equipment was determined to be nearing end of useful life span, presenting an opportunity for modernizing equipment. Manual light switches were identified as an overlooked area of energy savings.

HOW GEATAIN ENGINEERING HELPED

- Created energy solutions with consideration for hotel's guest comfort.
- Produced ASHRAE Level II report that emphasized low-cost solutions for energy savings.
- Analyzed occupancy schedule to determine most feasible locations for occupancy sensors so HVAC run-times could be minimized.

BENEFITS

- Eliminated unnecessary maintenances and provided real-time energy use tracking with BMS.
- Provided all-encompassing funding package to decrease initial capital outlay.



CHALLENGES

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

SOLUTIONS

- Thermostat Controls
- Strategic Placement of Occupancy and Wall Sensors
- Timers
- Performance Tracking
- Natural Ventilation

FIVE YEAR SAVINGS

\$ 59,964

For more information,
email tjm@geatain.com