

# GEATAIN ENGINEERING

## CASE STUDY-OMNI BERKSHIRE PLACE



### BACKGROUND

The Omni Berkshire Place is a regal hotel located on 21 East 52<sup>nd</sup> Street. The historic landmark was built in 1926 as a part of Warren & Wetmore's 'Terminal City' vision. However, from 1978 up until 2003, the hotel was bought by multiple corporations and remodeled into the magnificence we know today. Interior lighting is switched on for 24 hours a day and consist of many T8 bulbs. The boiler is over 40 years old and controlled by an outdated building management system (BMS), both in need of replacement. LED lighting is needed to achieve greatest efficiency, as well as occupancy sensors. Cogeneration, while being the costliest to implement, provides the greatest savings, and can be very beneficial for lowering heating fuel costs. A sophisticated BMS and real time energy management system will help track and control the properties energy consumption.

### HOW GEATAIN ENGINEERING HELPED

- Conducting different tests to determine building-specific heat loss.
- Identified financial constraints to ensure energy efficiency measures were implemented to meet client budgets.
- Provided exhaustive evaluation of property infrastructure to reveal hidden savings opportunities.

### BENEFITS

- Provided several alternative paths to comply with LL97-Carbon Emissions law
- Identified hidden opportunities for occupants to lower energy costs.

**geatain**  
SIMPLE LL97 COMPLIANCE  
PAID BY OTHERS

### CHALLENGES

- Artificial lighting is needed 24/7 due to lack of natural lighting.

### SOLUTIONS

- Cogeneration.
- Low-flow aerators.
- Plug load reduction.

### LIFECYCLE SAVINGS

\$ 1,270,380

For more information,  
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