GEATAIN ENGINEERING

CASE STUDY- 324 East 108th Street

BACKGROUND

324 East 108th Street, at the Franklin Plaza Apartments, is a 20-story, 124,000-square-foot co-op residential building located in Manhattan, New York. Constructed in 1961, the building contains 117 residential units. The building receives heat and DHW from the boiler room located at 2086 2nd Ave. These boilers are controlled by a Multi-MOD Platinum Heat-Timer. For ventilation, the building has two exhaust fans on the roof that connect to exhaust grilles in the hallways and the bathrooms, the boiler room has an exhaust fan and louvers, and the elevator room has a gravity ventilator.

HOW GEATAIN ENGINEERING HELPED

- Worked extensively with building engineer to enhance daily operations and preventative maintenance procedures to increase building energy performance.
- Uncovered hidden opportunities by exhaustively interviewing all members of operations staff.
- Streamlined number of parameters tracked on BMS system to focus on core operational drivers.

BENEFITS

- Operations measures extend equipment useful-life besides saving costs.
- Simple operations measures revealed impactful savings.

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SIMPLE LL97 COMPLIANCE
PAID BY OTHERS

CHALLENGES

• Lack of insulation on piping.
• Manual light switches that are kept on for long periods of time.
• Too much lighting per square foot.

SOLUTIONS

• Heat Pumps.
• Pipe Insulation.
• Bi-Level Lighting.
• Smart Strips.
• Envelope.
• Wall Occupancy Sensors.
• Unit LEDs.
• Delamping.
• Window AC Replacement.
• Annual Boiler Tuning.

FIVE YEAR SAVINGS

$365,890

For more information, email tjm@geatain.com