GEATAIN ENGINEERING

CASE STUDY- 334 West 87th Street

BACKGROUND

334 West 87th Street is a 44,876-square-foot co-op residential building located in the Upper West Side, New York City. Constructed in 1927, the building contains 38 residential units and stands 10 stories tall. 334 West 87th is heated by a Rockmills Steel Products Corp. dual-fuel steam boiler that is over 40 years old. A 4000-gallon tank supplies #2-grade fuel oil to the boiler. The boiler is also controlled by an MPC Platinum Heat-Timer. Lastly, domestic hot water is provided to apartments by a tankless coil water heater.

HOW GEATAIN ENGINEERING HELPED

- A lighting assessment was performed to identify over-lit areas to optimize light bulb replacements.
- Provided extensive startup, commissioning, and training services to operations staff to ease the transition to new equipment.
- Analyzed the effects of a new heat recovery loop system.

BENEFITS

- Smart strips produce noticeable savings in occupied spaces.
- Operations measures extend equipment's useful life besides saving costs.

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SIMPLE LL97 COMPLIANCE
PAID BY OTHERS

CHALLENGES

- Heating and cooling leaks across the property.
- The building's old age.
- Phantom loads in apartment devices.

SOLUTIONS

- Window AC Replacement.
- Night Setback.
- Annual Boiler Tuning.
- Heat Pumps.
- Smart Strips.
- Plug Outlet Controls.
- Wall Occupancy Sensors.
- Unit LEDs.
- Envelope.

ANNUAL SAVINGS

$128,540

For more information, email tjm@geatain.com