

GEATAIN ENGINEERING

CASE STUDY-3520 35th Street



BACKGROUND

3520 35th Street is a rental building set in the friendly neighborhood of Astoria, Queens. Electric is used far more than natural gas for this property. The boiler runs on No. 2 fuel oil, which may create an issue for future energy bans. 3520 35th Street is unique in the way that there is no ventilation, only windows and 4-inch bathroom vents on the roof. Heating and cooling systems have few years left of productive life or are well past their useful life. The building was constructed in 1926; consequently, various systems are antiquated and not up to standard. Time restrictions exist for the director/super, and as a result, tracking and operating records are not available.

HOW GEATAIN ENGINEERING HELPED

- Input from Property Engineer proved invaluable to streamline assessment, evaluation and recommendations.
- Analyzed annual operating and maintenance records to reveal several important trends that lead to increased carbon reductions.
- Exhaustive review of historical trending data revealed opportunity to adjust setpoints for greater carbon emission reductions.

BENEFITS

- Uncovered hidden costs with comprehensive electrification analysis.
- Improved operations of infrastructure subcomponents to align more comprehensive solutions.



CHALLENGES

- Building is old with outdated equipment and systems.

SOLUTIONS

- Envelope improvements.
- Performance tracking.
- Natural ventilation.
- Increasing steam traps and lowering steam pressure.

ANNUAL SAVINGS

\$ 179,630

For more information,
email tjm@geatain.com