

GEATAIN ENGINEERING

CASE STUDY-3525 35th STREET



BACKGROUND

Situated in Astoria, Queens, 3525 35th Street is a beautiful property with a shared courtyard. The building was constructed in 1926 and has several dated systems that are either past their useful lives or have less than five years of useful life left. The boiler is over 30 years old, and while it is serviced twice a year, it needs replacement very soon. Altogether, the heating system ranks in the lowest third of buildings, whereas the electrical system ranks in the top 10%. Domestic hot water operates at a fairly high setpoint and uses significant energy. Time constraints pose a challenge to supers and inhibit them from tracking their equipment daily and logging operating data.

HOW GEATAIN ENGINEERING HELPED

- Historical maintenance records evaluated to uncover latent equipment deficiencies.
- Evaluated tightness of several different types of windows within building to help refine capacity of heat pump system.
- Provided extensive startup, commissioning and training services to operations staff to ease transition to new equipment.

BENEFITS

- Advised ownership of opportunities to delay large outlay of capital while complying with Local Laws.
- Property engineer's experience contributed significantly to the success of the tailored solution package.



CHALLENGES

- No apartments were vacant to survey apartment heating end-use terminals, lighting, controls and related building equipment.

SOLUTIONS

- Heat distribution riser improvements.
- Tracking improvements.
- Occupancy sensors.
- Condensate recovery.

FIVE YEAR SAVINGS

\$ 269,465

For more information,
email tjm@geatain.com