

# GEATAIN ENGINEERING

## CASE STUDY- 625 Broadway



### BACKGROUND

625 Broadway is a 12-story commercial office building located in Lower Manhattan, New York City. Built-in 1898, the building also incorporates a restaurant and a lounge. Its heat is generated by the steam generated by one low-pressure dual-fuel steam boiler made by Supreme Boilers located in the basement mechanical room with model number D4-100-5. Moreover, the boiler at 625 Broadway, used to provide domestic hot water to the building, is controlled by an MPC Platinum Series Heat-Timer, running in summer and winter modes.

### HOW GEATAIN ENGINEERING HELPED

- Completed extensive amperage study of common area and unit electric panels for electrification sufficiency.
- Worked closely with manufacturer and contractor to dovetail electrification solution to property characteristics.
- Sequenced implementation of EEMs to attain maximum monthly savings with least capital outlay.

### BENEFITS

- Bi-level stairwell lighting combines lighting drivers and occupancy sensors to reduce lighting in stairwells.
- Uncovered obscure funding opportunities to decrease burden of equipment improvements.



### CHALLENGES

- The building does not have a BMS in place.
- Antiquated heat pumps.
- Excessive heating and cooling when the building is unoccupied.

### SOLUTIONS

- TRV.
- DHW Temperature.
- BMS.
- Heat Pumps.
- Envelope.
- Wall Occupancy Sensors.
- Pipe Insulation.
- Bi Level Lighting.
- Smart strips.
- Night Setback.

### ANNUAL SAVINGS

\$196,760

For more information,  
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