

GEATAIN ENGINEERING

CASE STUDY-ADELPHIA HALL



BACKGROUND

Completed in 1931, Adelpia Hall 35th Ave (89-10 35th Ave), is a 3 story, 83-unit apartment building located in Jackson Heights, Queens. This pre-war building features large and practical apartments, two elevators and is near several parks and metro lines.

HOW GEATAIN ENGINEERING HELPED

- Worked extensively with building engineer to enhance daily operations and preventative maintenance procedures to increase building energy performance.
- Followed a specific methodology to determine existing conditions and the most critical HVAC equipment to design the most effective BMS system.
- Adjusted temperature setpoints to match seasonal variations to decrease summer cooling and winter heating.

BENEFITS

- Focusing on controls revealed obscure savings opportunities.
- Improved operations of infrastructure subcomponents to align more comprehensive solutions.



CHALLENGES

- Wasted energy.
- Leaks in heating steam system.
- Inefficient lighting.
- Poor record maintained.

SOLUTIONS

- LED lighting.
- Heating controls.
- Look at alternative natural gas and electricity rates.
- Procurement.
- Reactive power.
- Reducing reactive power waste.

ANNUAL SAVINGS

\$ 164,750

For more information,
email tjm@geatain.com