GEATAIN ENGINEERING

CASE STUDY - 2078 2nd Avenue

BACKGROUND

2078 2nd Avenue is a 20-story, 124,000 square foot co-op residential building located in Manhattan, NY. Constructed in 1961, the building houses 107 residential units. The boiler room contains three low-pressure gas-fired steam boilers which provide steam for space heating and DHW for the building. These boilers are controlled by a Multi-MOD Platinum Heat-Timer. The building has two exhaust fans on the roof for ventilation that connect to exhaust grilles in hallways and bathrooms. The mechanical room has an exhaust fan, and the elevator room has a gravity ventilator.

HOW GEATAIN ENGINEERING HELPED

- Analyzed annual operating and maintenance records to reveal several important trends that lead to increased carbon reductions.
- Contacted several contractors to properly size and compare costs of heat pumps.
- Completed granular analysis into condition of existing electric panels to determine if they could be reused for future electrification

BENEFITS

- Many EEMs are low-cost and low-effort solutions that produce drastic savings.
- Property engineer's experience contributed significantly to success of tailored solution package.

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SIMPLE LL97 COMPLIANCE
PAID BY OTHERS

CHALLENGES

- Poor insulation around piping.
- Several radiators lacked TRVs.
- Outdated air conditioners.

SOLUTIONS

- TRV
- Pipe Insulation
- Smart Strips
- Heat Pumps
- Annual Boiler Tuning
- Delamping
- DHW Temperature
- Window AC Replacement
- Unit LEDs

FIVE YEAR SAVINGS

$404,675

For more information, email tjm@geatain.com