

GEATAIN ENGINEERING

CASE STUDY - 2086 2nd Avenue



BACKGROUND

2086 2nd Avenue, at the Franklin Plaza Apartments, is a 20-story, 124,000 square foot co-op residential building located in Manhattan, New York. Constructed in 1961, the building contains 117 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 uses two exhaust fans on the roof for ventilation that connect to exhaust grilles in hallways and bathrooms. Additionally, the mechanical room uses an exhaust fan, and the elevator room uses a gravity ventilator.

HOW GEATAIN ENGINEERING HELPED

- Extra attention was paid to equipment performance to uncover earlier than anticipated replacement needs.
- Analyzed annual operating and maintenance records to reveal several important trends that lead to increased carbon reductions.
- Kept owner abreast of all project stages to ensure chief concerns remained focal points throughout project.

BENEFITS

- Improved operations of infrastructure subcomponents to align more comprehensive solutions.
- Adjusted ventilation schedules to prolong equipment life and magnify savings.



CHALLENGES

- Lack of insulation around condensate return piping.
- Deteriorating building envelope with building's age.
- Building equipment continuous runs during night hours.

SOLUTIONS

- Annual Boiler Tuning
- Boiler Controls
- Pipe Insulation
- Envelope
- Night Setback
- Heat Pumps
- Unit LEDs
- Plug Outlet Controls

FIVE YEAR SAVINGS

\$329,255

For more information,
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