

GEATAIN ENGINEERING

CASE STUDY - 2175 Cedar Avenue



BACKGROUND

2175 Cedar Avenue is a 90,650 square foot multi-family rental building located along the Harlem River in the Bronx, New York. Built in 1940, the 6-story property has a total of 86 spacious units. Heating is provided by a 200-HP A.L. Eastmond & Son steam gas boiler that was installed in 1987. The boiler is controlled by a MPC Platinum heat timer and the building's domestic hot water is provided by six Hubbell Model STX steam-fired water heaters. Cooling and ventilation in the building are provided by Friedrich Wallmaster air conditioners in every unit.

HOW GEATAIN ENGINEERING HELPED

- By considering climate zone, envelope tightness, building layout and related considerations, Geatain determined optimal location and sizing of heat pumps.
- Uncovered hidden opportunities by exhaustively interviewing all members of operations staff.
- Considered property orientation and shading carefully to optimize installment of heat pumps.

BENEFITS

- Implemented new boiler controls to reduce cycling and improve performance.
- Property engineer's experience contributed significantly to success of tailored solution package.



CHALLENGES

- Outdated air conditioning units.
- Lack of boiler control system.
- Manual light switches lack dimming capabilities.

SOLUTIONS

- Unit LEDs
- Cooling
- Boiler Controls
- Night Setback
- Heat Pumps
- Bi-Level Lighting
- Wall Occupancy Sensors

FIVE YEAR SAVINGS

\$168,610

For more information,
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