

GEATAIN ENGINEERING

CASE STUDY - 2391 Webb Avenue



BACKGROUND

2391 Webb Avenue, at Fordham Oval, is a 130,218 square foot co-op residential building located in the Bronx, New York. Constructed in 1950, the building contains 124 residential units and stands 16 stories tall. Heating for this building is provided through steam generated by four low-pressure dual fuel steam boilers totaling 400 HP. One Heat-Timer Oil Tank Monitor MSI Network and a Multi-MOD Platinum Heat-Timer control the heating and domestic hot water systems. Cooling for apartments is provided by a variety of window air conditioners.

HOW GEATAIN ENGINEERING HELPED

- Granular electrification analysis leads to new insights regarding capital cost savings and shorter construction schedule.
- Analyzed occupancy schedule to determine most feasible locations for occupancy sensors so HVAC run-times could be minimized.
- Provided extensive startup, commissioning, and training services to operations staff to ease transition to new equipment.

BENEFITS

- Provided several alternative paths to comply with LL97-Carbon Emissions law.
- Achieved drastic carbon emissions reductions through improving operational routines and equipment.



CHALLENGES

- Insulation missing on significant portions of piping for heating systems.
- Building equipment continuously runs during night hours.
- Manual light switches lack dimming capabilities.

SOLUTIONS

- Pipe Insulation
- Night Setback
- Smart Strips
- Plug Outlet Controls
- Common Area LEDs
- Unit LEDs
- Wall Occupancy Sensors
- Bi-Level Lighting
- Heat Pumps

FIVE YEAR SAVINGS

\$238,990

For more information,
email tjm@geatain.com