

# GEATAIN ENGINEERING

## CASE STUDY - 2400 Sedgwick Avenue



### BACKGROUND

2400 Sedgwick 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 houses 16-stories and 124 units. Four low-pressure dual fuel steam boilers totaling 400 HP heat the building. The boilers are supplied with #2 fuel oil from a 15,000-gallon oil tank controlled by an Oil Tank Monitor MSI Network by Heat-Timer and are further regulated by a Multi-MOD Platinum Heat-Timer with an extension module.

### HOW GEATAIN ENGINEERING HELPED

- Input from Property Engineer proved invaluable to streamline assessment, evaluation and recommendations.
- Evaluated property orientation and shading to refine heat pump design.
- Exhaustive review of historical trending data revealed opportunity to adjust setpoints for greater carbon emission reductions.

### BENEFITS

- Advised ownership of opportunities to delay large outlay of capital while complying with Local Laws.
- Revised operating schedules to achieve significant carbon emission reductions.



### CHALLENGES

- Electric panels requires significant upgrades for electrification.
- Poor condition of insulation on steam, condensate, and DHW piping.
- Outdated AC units.

### SOLUTIONS

- TRV
- Night Setback
- Heat Pumps
- Boiler Controls
- Annual Boiler Tuning
- Smart Strips
- Unit LEDs
- Window AC replacement
- Pipe Insulation
- Envelope

### FIVE YEAR SAVINGS

\$268,065

For more information,  
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