

GEATAIN ENGINEERING

CASE STUDY - 2411 Webb Avenue



BACKGROUND

2411 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 stands 16 stories tall. Four low-pressure dual fuel, 400 HP steam boilers located in the basement provide heat and domestic hot water across the property. These boilers were manufactured by A.L. Eastmond & Sons Inc and Easco. An Oil Tank Monitor MSI Network by Heat-Timer controls the 15,000-gallon oil tank, which provide #2 fuel oil to all four boilers. There are eight exhaust fans, four of which ventilate bathrooms and the remaining ventilate hallways.

HOW GEATAIN ENGINEERING HELPED

- Completed extensive amperage study of common area and unit electric panels for electrification sufficiency.
- Analyzed annual operating and maintenance records to reveal several important trends that lead to increased carbon reductions.
- Worked extensively with building engineers to enhance daily operations and preventative maintenance procedures.

BENEFITS

- Improved operations of infrastructure subcomponents to align more comprehensive solutions.
- Advanced HVAC controls display real time energy usage and trends to identify further savings opportunities.



CHALLENGES

- Poor condition of insulation on steam, condensate, and DHW piping.
- Phantom loads even when equipment is idle.
- Three exhaust fans for hallway ventilation not in working condition.

SOLUTIONS

- TRV
- Heat Pumps
- Pipe Insulation
- Cooling
- Plug Outlet Controls
- Ventilation Schedule
- Delamping
- Common Area LEDs

FIVE YEAR SAVINGS

\$293,145

For more information,
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