

GEATAIN ENGINEERING

CASE STUDY - 2420 Sedgwick Avenue



BACKGROUND

2420 Sedgwick Avenue is a 130,218 square foot co-op residential building located in the Bronx, New York. Constructed in 1950, the building contains 124 units and stands 16 stories tall. The building relies on a heating system that features four low-pressure dual fuel steam boilers controlled by a Multi-MOD Platinum Heat-Timer with an extension module. The building is also equipped with a 15,000-gallon oil tank that is monitored by an Oil Tank Monitor MSI Network by Heat-Timer. This oil tank supplies #2 oil to the boilers for heating and domestic hot water.

HOW GEATAIN ENGINEERING HELPED

- Identified financial constraints to ensure energy efficiency measures were implemented to meet client budgets.
- Coordinated closely with manufacturers and contractors to integrate energy solutions to the property.
- Provided exhaustive evaluation of property infrastructure to reveal hidden savings opportunities.

BENEFITS

- Advised ownership of opportunities to delay large outlay of capital while complying with Local Laws.
- Implemented boiler controls to allow for reduced cycling times and improve efficiency.



CHALLENGES

- Manual light switches drive energy costs up
- Insulation on steam, condensate, and DHW piping in poor condition.
- Building equipment remains on at night.

SOLUTIONS

- Heat Pumps
- Pipe Insulation
- Building Envelope Sealing
- Delamping
- Smart Strips
- Night Setback
- Unit LEDs
- Wall Occupancy Sensors
- Common Area LEDs
- Boiler Controls

FIVE YEAR SAVINGS

\$329,890

For more information,
email tjm@geatain.com