

GEATAIN ENGINEERING

CASE STUDY- 2431 Webb Avenue



BACKGROUND

2431 Webb Avenue 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. Four low-pressure dual fuel, 400 HP steam boilers generate steam to heat this property. The boilers were manufactured by A.L. Eastmond & Sons, Inc and Easco, and are in the basement of 2421 Webb Ave. A 15,000-gallon oil tank provides #2 fuel oil to all four boilers for heating and domestic hot water. This tank is controlled by an Oil Tank Monitor MSI Network by Heat-Timer. A Multi-MOD Platinum Heat-Timer equipped with an extension module controls the boilers.

HOW GEATAIN ENGINEERING HELPED

- Coordinated with management to understand budget constraints and prioritize practical measures.
- Analyzed building operations to determine precise recommendations to improve occupancy comfort, streamline operations and lower carbon emissions.
- Provided extensive startup, commissioning and training services to operations staff to ease transition to new equipment.

BENEFITS

- Property engineer's experience contributed significantly to success of tailored solution package.
- Uncovered hidden costs through comprehensive electrification analysis.



CHALLENGES

- DHW tank's insulation in poor condition.
- Staircase lighting lacked dimming capabilities.
- Building equipment continuously runs during night hours.

SOLUTIONS

- Heat Pumps
- Pipe Insulation
- Smart Strips
- Night Setback
- Wall Occupancy Sensors
- Annual Boiler Tuning
- Envelope
- Unit LEDs
- Bi-Level Lighting
- Window AC Replacement

FIVE YEAR SAVINGS

\$281,310

For more information,
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