

GEATAIN ENGINEERING

CASE STUDY - 2440 Sedgwick Avenue



BACKGROUND

2440 Sedgwick Avenue is a 16 story, 130,218 square foot co-op residential building that was built in 1963, located in the Bronx, New York. The building employs four 400 HP steam boilers, which are situated in the basement, to generate steam for heating and domestic hot water. These boilers are fueled by #2 oil from a 15,000-gallon oil tank monitored by an Oil Tank Monitor MSI Network by Heat-Timer. They are equipped with an extension module and are managed by a Multi-MOD Platinum Heat-Timer. The building also has two water tanks and four Nidec Motor Corporation pumps that supply water to the boilers. There is a small louver in the elevator room for ventilation and eight exhaust fans on the roof, with four providing ventilation for hallways and the remaining for the bathrooms.

HOW GEATAIN ENGINEERING HELPED

- Granular electrification analysis leads to new insights regarding capital cost savings and shorter construction schedule.
- Surveyed building areas and identified ideal locations for smart strip installation.
- Input from Property Engineer proved invaluable to streamline assessment, evaluation and recommendations.

BENEFITS

- Advised ownership of opportunities to delay large outlay of capital while complying with Local Laws.
- Proposed solutions package integrates effective operations with improved infrastructure.



CHALLENGES

- Heavy dependence on CFLs and fluorescent lighting.
- Lack of insulation on piping within heating system.
- Exhaust fans meant to ventilate hallways not functional.

SOLUTIONS

- Ventilation Schedule
- Bi-Level Lighting
- Heat Pumps
- Smart Strips
- Wall Occupancy Sensors
- Common Area LEDs
- Unit LEDs
- Night Setback
- Pipe Insulation

FIVE YEAR SAVINGS

\$240,600

For more information,
email tjm@geatain.com