GEATAIN ENGINEERING

CASE STUDY-181 EAST 73rd STREET

BACKGROUND

A fashionable building located in the Upper East Side near a range of popular city sites. The apartment building has 116 units with several amenities including a doorman, terraces, storage, and a large lobby. Geatain evaluated this building and found high energy consumption and significant carbon emission penalties.

HOW GEATAIN ENGINEERING HELPED

- Measured and quantified the thermal capacity of the building envelope to improve heat retention in winter and cooling efficiency in summer.
- Analyzed annual operating and maintenance records to reveal several important trends that lead to increased carbon reductions.
- Researched funding sources offered by NYS for each individual energy efficiency measure to help ease financial burden of EEMs.
- Surveyed property to decrease plug loads through smart strips and equipment sleep modes, resulting in multiplicative plug load savings.

BENEFITS

- Focusing on controls revealed obscure savings opportunities.
- Through a few simple setpoint improvements, significant carbon emissions were saved.

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SIMPLE LL97 COMPLIANCE
PAID BY OTHERS

CHALLENGES

• Heating system equipment at the end of its operational life.
• Outdated lighting.
• Very high electrical consumption, mostly from the outdated heating system.

SOLUTIONS

• Steam trap improvements.
• Basic real time energy management system.

LIFECYCLE SAVINGS

$ 1,203,000

For more information, email tjm@geatain.com