

GEATAIN ENGINEERING

CASE STUDY-THE COLONNADE



BACKGROUND

The Colonnade is 45-stories and includes 261 luxury condominiums. Many apartments have balconies and views of Manhattan and Queens. The property offers several amenities including a newly renovated gym, sauna, grand lobby, bike storage, and sky lounge. Located near multiple shops, restaurants, and subway lines. Geatain evaluated the building and found savings focused on changing mechanical systems and controls, showing \$1,100,000 lifecycle savings.

HOW GEATAIN ENGINEERING HELPED

Geatain implemented the following step by step analysis:

- Determined building envelope tightness with several different tests to determine building specific heat loss.
- Historical maintenance records evaluated to uncover latent equipment deficiencies.
- Researched funding sources offered by NYS for each individual energy efficiency measure to help ease financial burden of EEMs.

BENEFITS

- Advised ownership of opportunities to delay large outlay of capital while complying with Local Laws.
- Advanced heating controls show real time energy usage and historic trends to help identify savings opportunities.

geatain
SIMPLE LL97 COMPLIANCE
PAID BY OTHERS

CHALLENGES

- Common savings measures and old equipment.

SOLUTIONS

- LED lighting.
- Chiller replacement.
- Fan coil improvement.
- Energy controls.
- Energy dashboard.

LIFECYCLE SAVINGS

\$ 1,100,000

For more information,
email tjm@geatain.com