

GEATAIN ENGINEERING

CASE STUDY-THE MURRAY HILL



BACKGROUND

The Murray Hill, located at 115 East 34th Street, is a 20-story luxury apartment building built in 1980, offering 197 units ranging from studios to three bedrooms. It features 170,271 square footages, amenities like balconies with skyline views, maple wood cabinetry, granite counters, wood-burning fireplaces, large thermopane picture windows, and Botticino marble bathrooms. The neighborhood offers a mix of townhouses, modern apartment buildings, and businesses, popular among recent graduates and young professionals.

HOW GEATAIN ENGINEERING HELPED

- Analyzed occupancy schedule to determine most feasible locations for occupancy sensors so HVAC run-times could be minimized.
- Worked extensively with building engineer to enhance daily operations and preventative maintenance procedures to increase building energy performance.
- Adjusted temperature setpoints to match seasonal variations to decrease summer cooling and winter heating.

BENEFITS

- Boilers operate much more efficiently with reduced cycling and shorter run times.
- Uncovered obscure funding opportunities to decrease burden of equipment improvements.



CHALLENGES

- Building envelope.

SOLUTIONS

- Envelope sealing.
- Natural ventilation.
- Updated boiler system.

LIFECYCLE SAVINGS

\$ 651,910

For more information,
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