

R A N D

Heating Plant Upgrade and Asbestos Abatement

75 Henry Street

PROPERTY

33-story, 353-unit cooperative in the Brooklyn Heights Historic District.

PROJECT OVERVIEW

Replacement of the building's three original steam boilers, installed in 1968, and removal of asbestos insulation throughout the cellar.

ENGINEER

RAND Engineering & Architecture, PC
New York, NY

CONTRACTORS

CC Controlled Combustion Co. Inc.
(boiler replacement)
\$712,000 construction cost
Asbestos & Lead Removal Corp.
(asbestos abatement)
\$187,000 construction cost

PROPERTY MANAGER

David Grillo
Gumley-Haft, Inc.
New York, NY



The board at 75 Henry Street replaced the building's original steam boilers, which were nearly 40 years old, with these new Scotch-marine steel boilers.

SCOPE OF WORK

- Replaced original 40-year-old firebox boilers with three new 3-pass Scotch-marine steel boilers.
- Replaced old burners with three new air atomizing dual-fuel (gas/oil) burners, each with new ventless gas trains.
- Installed new piping for steam, oil, water, and gas, including controls, safety devices, valves, strainers, pressure gauges, and thermometers.
- Installed new oil transfer pumps, vacuum pumps, pressure relief valves, strainers, gauges, and controls.
- Equipped each new boiler exhaust outlet with new draft regulators, smoke detectors, and alarm systems.
- Installed new heat-timer controllers to modulate the new boilers and regulate setback schedules.
- Removed old insulation and installed new insulation on the boiler breeching, the shell of each new boiler, and all piping, valves, and fittings.
- Replaced circuit breaker load center, wiring, and conduits in the boiler room.
- Cleaned, primed, and painted the walls and floor in the boiler room, and installed new soundproofing insulation along the ceiling.
- Installed a temporary mobile boiler until the first two new boilers were operational.



A view of the newly painted and insulated boiler room from above.