

R A N D

Energy Audit and Retro-commissioning

119 West 71st Street



RAND's energy audit identified the potential for more than \$13,000 in annual costs savings via conservation measures that included replacing candelabra bulbs with LED bulbs, and fine-tuning the burner controls and the boiler.

PROPERTY

Nine-story, 36-apartment residential cooperative built in 1911 on the Upper West Side of Manhattan.

PROJECT OVERVIEW

ASHRAE Level II energy audit, retro-commissioning, and filing of Energy Efficiency Report to comply with NYC Local Law 87/09.

ENERGY AUDIT

RAND's audit of the base building systems recommended the following energy conservation measures:

- Boiler tuning
- Pipe and valve insulation
- Separate domestic hot water heater installation
- Thermostatic radiator control valve installation
- Air sealing
- Lighting upgrades

RETRO-COMMISSIONING

As the retro-commissioning agent, RAND verified that the following measures were implemented:

- Heating system controller set-points monitored

- Domestic hot water generation system modifications
- Boilers tuned for optimal efficiency
- Hot and chilled water and steam pipes insulated
- Common-area windows weather-sealed

ESTIMATED ENERGY SAVINGS

- \$47,833 to implement
- \$13,086 in annual savings
- 3.7 years simple payback

ENGINEER

RAND Engineering & Architecture, DPC