WINNER OF NYARM'S BEST MECHANICAL UPGRADE AWARD

project profile

Chiller Installation
210 Central Park South

Property: 210 Central Park South
24-story, 88-apartment cooperative with two professional offices, in Midtown Manhattan.
Project Scope: Chiller Installation
Mechanical Systems Survey: June 1999
Design/Bidding Phase: November 1999 to February 2000
DOB and DOT Work Permits: March 2000
Construction Phase: March 2000 to June 2000

Engineer: Rand Engineering, New York, N.Y.
Contractor: Crystal Comfort, Inc., Long Island City, N.Y.
$316,000 contract price.
Property Manager: Mitchell Barry, Century Operating Corp.
New York, N.Y.
Board Contact: Claire Chappell, President
210 Central Park South, Inc.

Despite a tight installation schedule, the new single-stage absorption chiller was up and running in time for the summer cooling season.

Highlights:

- Mechanical systems survey found various chiller system deficiencies, including failing temperature control valve, inoperable water-purge system, crystallization build-up, and resulting loss of cooling capacity.
- Wall sections between underground parking garage, cellar, and mechanical room were removed to transport new chiller into place.
- Transport plan avoided major inconvenience that would have resulted from demolishing garage ramp and closing underground parking facility for indeterminate period of time.
- Rand obtained DOB and DOT Work Permits.
- New single-stage 250-ton-cooling-capacity Trane steam absorption chiller was installed, including all necessary valves, pumps, electrical controls, piping, and insulation.
- New chiller was up and running within three months of start of installation, in time to provide air conditioning for summer season.

RAND
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