

PROJECT SUMMARY:

Project Type:	Multi-family	Location:	New York, NY
Project Size:	24,477 SF	Buildings:	Two
Scope of Work:	Energy Audit (ASHRAE Level II)		

PARTNERENERGY

Abraham House

OVERVIEW:

A leading architecture firm selected the staff at Partner Energy to conduct an ASHRAE level II energy audit on Abraham House, an approximately 24,477 square foot multi-family residential facility built in the early 1900s in New York City, with an addition added in 2004, as well as an adjacent property that was later developed.

The purpose and goal of the energy audit is to identify energy efficiency projects that reduce energy consumption and cost. For each energy efficiency project identified, a project scope of work, estimated installation cost, energy and cost savings, rebates and incentives and pay back period were identified.



RECOMMENDATION SUMMARY:

Energy Efficiency Measure (EEM)	Dollars Saved Annually (\$)	Energy Saved Annually (kWh)	Greenhouse Gas Savings Annually (lb CO2e)	Payback Period (Yrs)	Rebates (\$)
Retrofit T-12s with T-8 Fluor. Lamps w/ Elec. Ballast	626	2,506	1,945	3.1	164
Replace Halogen Lighting with Compact Fluor Lamps	1,098	3,908	3,907	IMMED	406
Install Lighting Occupancy Sensors	2,757	11,040	8,552	1.7	722
Install Air Curtain on Main Door	1,928	6,574	7,097	0.7	-
Fix Steam Radiator Leaks	703	0	5,016	5.9	862
Replace Fedders HVAC Unit in 3rd Floor Class	381	1,296	1,415	4.0	156
Replace Leaky Windows' Weather Stripping	208	0	1,490	0.1	256
Replace Building 1 Roof with R-38 Insulation	164	333	841	3.6	122
Replace Building 2 Roof with R-38 Insulation	23	30	138	9.6	22
Install Facility Wide Building Management System	1,077	0	7,739	17.3	1,330
Improvements to Building 2 Minimum Code	3,901	12,161	11,127	0.5	-
Replace Older Appliances with Energy Star Appliances	1,494	5,152	5,626	28.4	618
Total / Avg	14,361	37,848	78,543	5.3	4,658