

**1056 Sherman Avenue**

**PROJECT INFORMATION**

**INDUSTRY**

MultifamilyResidential

**OBJECTIVE**

Reduce energy consumption and improve bottom-line.

**PARTICIPATING CONTRACTORS**

Calray Gas Heat Corp.,

Gilston Electrical Maintenance Corp., United Electric

**Let the Green Team show you how your buildings can save energy and money.**



For more information about Con Edison’s Multifamily Energy Efficiency Program,

call 1-877-870-6118 or visit **coned.com/energysavings** to download savings offerings and program forms

CASE STUDY – MULTIFAMILY RESIDENTIAL

***“The Con Edison MFEE Program provides very cost effective solutions to reduce energy consumption and cost in much of our portfolio with minimal effort on our part. We hope to install the free in-unit measures in all our buildings. “***

*- Matthew Engel, Vice President, Langsam Property Services Corp****.***

OVERVIEW

Langsam Property Services Corp., a Bronx based real estate management company with a portfolio of over 350 buildings, is actively participating in the Con Edison MFEE program. They have installed energy management systems (EMS) and upgraded lighting in 24 buildings and enrolled all eligible buildings in their portfolio for installation of free in-unit measures.

1056 Sherman Avenue provides a good example of the savings provided by these program measures. 1056 Sherman Avenue is a 67 unit, 63,000 square foot, six- story residential building with a gas fueled, hydronic heating system. After installing the EMS and new lighting, a one year post-construction fuel analysis, factoring weather differentials, showed a 13% reduction of source energy use at an annual savings of $13,542.

**1056 Sherman Ave. Savings**

Project Cost $27,958

**ENERGY EFFICIENCY MEASURES INSTALLED**

![C:\Documents and Settings\msickles.AEANCYC\Local Settings\Temporary Internet Files\Content.IE5\OCEZT5TX\MM900185588[1].gif]()Installed Heat Timer Platinum Energy Management Boiler Control with sensors in 17 apartments

![C:\Documents and Settings\msickles.AEANCYC\Local Settings\Temporary Internet Files\Content.IE5\OCEZT5TX\MM900185588[1].gif]()Replaced 72 outdated T-12 linear fluorescent lights with more efficient T-8 fluorescent lights and bi-level fixtures

![C:\Documents and Settings\msickles.AEANCYC\Local Settings\Temporary Internet Files\Content.IE5\OCEZT5TX\MM900185588[1].gif]()Installed free gas and electric in-unit measures (smart strips, CFLs and water saving devices) in 37 units