



Thomas Hart

340 MADISON AVENUE

At 340 Madison Avenue they Cut Costs One Kilowatt Hour at a Time

To look at 340 Madison Avenue today one would never imagine the 22-story glass and steel building that runs the length of 43d and 44th Streets was built in the 1920's as an odd E-shaped masonry building.



Property manager Anthony Chang, Charles McNamara, Heather Diamond, Visar Bellcishta, John Giordano, Carlos Leon, chief engineer John Hatton, Mynor Escobar, Richard Shiel, Dennis Lawler, assistant property manager Mitchell Grant, Juan Jimenez.

Just as a \$50-million renovation a decade ago transformed the exterior look, and added an additional 50,000 square-feet, the Local 94 engineering crew is constantly making equally spectacular, although unseen, changes.

Currently owned and operated by RXR Realty, John Hatton was named Chief Engineer in July of last year. Since taking control of the engineering room Hatton wasted no time in identifying ways to improve efficiencies and cut costs.

With the hard-work of his five-man engineering team of John Giordano, Mynor Escobar, Richard Shiel, Visar Bellcishta and Dennis Lawler, as well as the constant support of RXR property manager Anthony Chang, numerous improvements were rapidly introduced. And the results were almost instantaneous, the 84 year-old building was recently awarded the Energy Star Rating.

Hatton built his conservation plan on a watt by watt basis. Larger savings were produced by consolidating the start times of the building's 88 Florida Heat Pump Package Units from 2 am to 6:45 a.m. It resulted in the building remaining properly cooled in time for its 8 a.m. opening yet operating run time was reduced by 91,520 hours a year.

The crew was also able cut costs by free cooling with condenser water. As part of this new strategy the condenser water is not only used in the colder months but also in the early mornings in early and late summer.

Maintenance of the HVAC system has also led to greater efficiencies and savings.

The water cooled condensers are acid washed once a year which increases heat transfer and lowers compressor discharge pressures. The result: lower energy use and extended life expectancy of the equipment.

Hatton makes no secret that these results could only be attained through the efforts of a supportive management and the work of a well-trained, highly motivated crew. Hatton also credits his class work at the Local 94 Training Center as playing a major role in his success.

"I believe that the Energy Management Course with Zach Stern should be mandatory for everyone going through our training site," said Hatton. "I would also encourage all our members to participate in the BOMI classes."

Overall, Hatton credits the team's low-tech approach of shutting things down, keeping records with pencil and paper, using information to constantly raise and lower HVAC setpoints, according to climate demands, outdoor conditions, tenant comfort demands and occupancy levels.

"Believe me," said Hatton. "These savings add up."



Visar Bellcishta, Richard Shiel, Mynor Escobar, Dennis Lawler, John Giordano, chief engineer John Hatton