

Save Fuel, Water And Electricity With Boiler And Utility Monitors

By Peter Lampen, Douglas Elliman Property Management



In our ongoing efforts to improve efficiency and energy conservation in all our properties, Douglas Elliman Property Management (DEPM) is constantly seeking out the latest tools and technology. Recently, we implemented two types of systems that are on track to produce significant cost savings for the buildings where we are testing them.

In several buildings, we have installed heating controls on the boilers that allow the super, manager or board members to monitor heat levels any time, from anywhere. Using a computer, a smart phone, or any internet access, we can log in and view the temperature in the buildings. This information helps us to prevent overheating, and keep temperatures nice and steady. The cost of the new equipment is reduced by 50% through a conservation rebate program, resulting in a payback period of less than two years. In other buildings, we have implemented a utility use tracking system, which monitors water, electric, gas and oil consumption to help identify inefficiencies as well as compare similar buildings to see where there is room for improvement.

Monitoring Results in Savings

According to Steve Stadmeyer, Manager of a building complex in Sunnyside, Queens, which is one of the DEPM properties that has installed these boiler controls, “We hired an independent engineering firm to analyze the projected annual savings, and they have estimated that these controls should reduce fuel costs by 15%.”

Carl Reinlib, General Manager of London Terrace, another DEPM-managed property, reports that heating sensor controls were installed there in February. “Preliminary results show that we are already seeing savings over previous years. In addition, the increased ability to monitor the system helped uncover other inefficiencies that needed correction.”

This summer, London Terrace will embark upon their mandatory conversion from “dirty” No. 6 oil to a much cleaner fuel combination of gas and No. 2 oil, which will result in further energy efficiency and reduced fuel costs.

This type of proactive energy policy has a huge impact on the City as a whole, by reducing greenhouse gas emissions, and on the buildings themselves, by reducing energy consumption and significantly reducing energy costs. The end result for residents is improved comfort and better budget controls.

Tracking Fuel and Water Usage Also Helps Increase Efficiency

A second level of monitoring has been implemented in a number of DEPM properties. Using a unique digital application, we can now track water, electric, gas and oil usage in buildings where we have implemented this system. Boards and managers can then view and compare usage from the current year to previous years, as well as comparing the building’s usage to that of other buildings in the City.

This information helps us focus on where there are inefficiencies, and how we can correct them. Thus we can help our buildings reduce consumption and save money, while also improving their ability to forecast their utility budgets. Once we’ve made energy improvements, we can see how much savings have resulted, and make informed decisions about how to proceed in other properties. Already, this utility tracking system has helped some buildings save tens of thousands of dollars, and has even increased property values where energy efficiency initiatives have been implemented as a result of this program.

About Douglas Elliman Property Management

Founded in 1911, Douglas Elliman Property Management is one of the oldest and most respected firms in New York. For over 100 years, management has been our focus. Our Financial Analysts carefully consider our clients’ budget and investments. Our managers use cutting edge technology both in-house and on the street. Our purchasing power allows us to save our clients money on everything from fuel to insurance.

DEPM’s mission is to provide our clients with the most comprehensive and reliable range of services to make their building operations as smooth, efficient and cost-effective as possible. For over 100 years we have been dedicated exclusively to providing the best residential property management to hundreds of buildings in all neighborhoods of the City and beyond.

Our pledge to support non-profit organizations that help those in need, and our alliance with the Mayor’s office to help reduce carbon emissions, are key to our philosophy of corporate social responsibility.

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