

High Performance Retrofit Track International Tailoring Co. Building



participant profile

Built in 1920 to house the International Tailoring Company, 111 4th Avenue was converted to cooperative residential units in 1980. Much of the building's aging mechanical equipment, including the hydronic heating and cooling system, is past its prime, resulting in poor performance and energy waste. The building envelope, which features beautiful large windows, is also poorly insulated, causing uncomfortable drafts and heat loss. To enhance comfort and efficiency, the co-op is working with the NYC Retrofit Accelerator's High Performance Retrofit Track (HPRT) to implement a comprehensive capital plan for efficiency upgrades that will reduce energy use by 40 to 60% within 15 years.

Located just south of Union Square, the neighborhood around the International Tailoring Co. Building has transformed over the last few decades. As the area has grown economically and property values have increased, so too have expectations of the building's shareholders. The co-op board is now looking to resolve deferred maintenance issues with the goal to improve efficiency, reduce operating costs, and

enhance comfort and quality of life. Within the next few years, with guidance from HPRT Efficiency Advisors, the board will install new high-performance windows and insulated frames to maximize both efficiency and views. They will also upgrade roof insulation and complete air-sealing measures to reduce drafts and heat loss throughout the building. To further enhance efficiency, the co-op will install LED lighting and low-flow plumbing fixtures.

To improve heating and cooling system performance in the short term, the co-op is optimizing the existing hydronic system and installing advanced controls. With help from the HPRT, they are also exploring the feasibility of replacing it with more advanced technology in the long-term. The board is interested in options that will enable simultaneous heating and cooling in different zones of the building, such as water-source heat pump systems.

The co-op board is excited to be working with the HPRT and values the guidance and resources the program provides to help make their co-op a more vibrant and sustainable place to live.

“The HPRT is helping us get ahead of tomorrow's big capital projects by planning for them today.”

– Eric Einstein, Board of Directors

fast facts

no. participating building(s)
1 building

building location(s)
East Village, Manhattan

building type(s)
multifamily, pre-war

building size(s)
157,000 SF/13 stories

base building systems
• **heating/cooling:**
2-pipe hydronic

planned upgrades: short-term (1-3 years out)
• **envelope:** high performance windows and frames; roof insulation; airsealing
• **heating/cooling:** advanced controls; variable frequency drives (VFDs) for pumps
• **lighting:** LEDs and controls upgrades

planned upgrades: long-term (4+ years out)
• **heating/cooling:** convert to heat pump technology
• **ventilation:** clean, seal, & balance ductwork; add VFDs to fans

Get in touch with the NYC Retrofit Accelerator Today!

The NYC Retrofit Accelerator's team of Efficiency Advisors offers free, personalized advisory services to help streamline the process of making energy efficiency improvements to your building. The Retrofit Accelerator's High Performance Retrofit Track (HPRT) can help you design and implement a long-term capital plan to reduce your building's energy use by 40-60% within 15 years.

