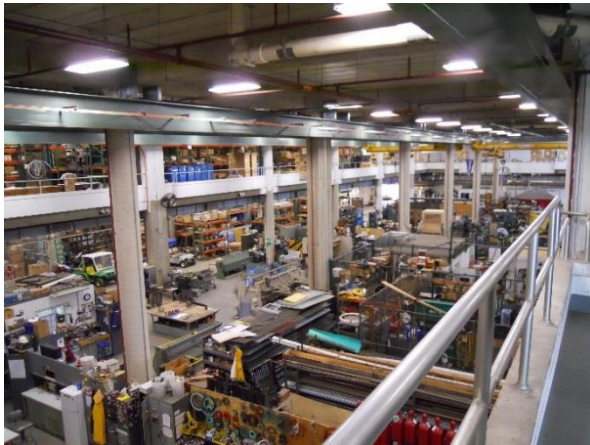


Retrofits at Staten Island Ferry Maintenance Facility

DCAS Energy Management completed a lighting retrofit at the Staten Island Ferry Maintenance Facility, including new office lighting, exit signs, exterior lighting, and occupancy sensors. The maintenance area now has high-output T5 fixtures, which in addition to being more efficient, also provide better quality light – brighter and whiter, with very few shadows.

The second phase of this retrofit project involves the replacement of the existing steam boilers and unit heaters by an air rotation system, consisting of gas fired indirect heating units and high efficiency condensing boilers. The rooftop package A/C unit was upgraded with a modern, high efficiency unit, and Variable Air Volume (VAV) boxes were replaced, re-balanced and re-commissioned. A Building Automation System was also installed to provide control of the new systems to optimize energy savings.

This project is expected to save the City \$159,000 per year, while reducing greenhouse gas emissions by 427 metric tons. In addition to providing energy savings, the new A/C unit will be less harmful to the environment, because it uses a refrigerant that does not deplete the ozone.



Retrofitted lighting



Upgraded rooftop unit

Energy