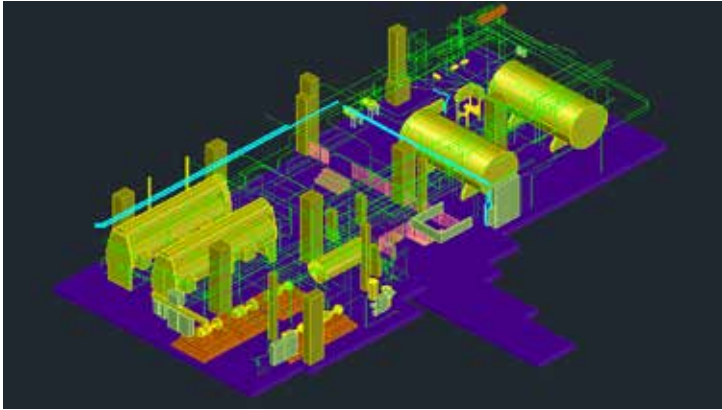


59-17 JUNCTION BLVD (COMING SOON)

Queens, NY



Description

Ryan Soames Engineering MEP-FP services were retained to replace the Central MEP Plant at 59-17 Junction Blvd. The plan provided a phased approach to accommodate a continuously fully occupied building which is in compliance with Local Law 97 requirements. This RSE project was subsequently selected in the NYSERDA Empire Building Challenge 2023. The new, energy-efficient engineering design provided a phased build-out to achieve decarbonization, offering a replicable engineering design and approach for other clients' buildings throughout NYC.

The upgrade removed the existing steam boiler plant and steam-powered chillers, to be replaced by more efficient Hot Water Condensing Boilers, Modular Electric Chillers, new digital BMS for monitoring and control, and upgrades to the Cooling Tower. The changes affirmed the building operators' commitment to Local Law 97 and energy efficiency.

Temporary steam boilers and electric chillers enabled power for the building during this project. RSE designed a system using existing gas and electrical services to power the temporary equipment, reducing the time when generator power was needed.

A newly installed 2MW emergency generator maintains the building's emergency and standby services. Its electrical services and distribution infrastructure were replaced with new, sequenced equipment to maintain operational integrity.

Architect

LeFrak

Contractor

Fore Most Construction

Location

Queens, NY

**ryan
soames
engineering**