

5000 Boardwalk Condominiums



Background

The building's owner was seeking a variety of energy supply and conservation options intended to reduce the overall energy, operations and maintenance costs. The issues he needed addressed included aging equipment; inefficient energy management; and variances in winter and summer load demands.

5000 Boardwalk Condominiums, Atlantic City, NJ.

5000 Boardwalk Condominiums, Atlantic City. 5000 Boardwalk is an upscale Island condominium complex rising 20 stories high and boasting 320 units. Sited on prime beachfront property, the building caters primarily to summer occupancy. Prior to the conversion, 5000 Boardwalk used oil-fired boilers, located on the 20th floor, for heating. Its lighting and HVAC equipment, though functional, were not best suited to the energy requirements of the 470,000 square foot complex.

Profile

Application

South Jersey Energy implemented a turnkey package including the coordination of engineering, construction management, labor and equipment to address the diverse energy needs of 5000 Boardwalk. Five new copper-finned boilers by Thermal Solutions replaced the old, inefficient oil-fired boilers. Powered by natural gas, the new equipment operates at 88% thermal efficiency. The multiple boiler installation affords even greater energy savings as it addresses seasonal loads. To reduce both electric demand and consumption, the building was equipped with high-efficiency T8 lighting, a new 300-ton electric chiller and new pumps. To maximize savings, the chiller and pumps use variable speed drive technology.

The condominium's owner, its association as well as its board of directors are very pleased with the outcome. The project, which was completed on time and on budget, addressed all areas of concern. The conversion to natural gas eliminated the complex's need to handle and store fuel oil. The new, high-efficiency equipment reduced electric demand by 200kw, electric consumption by 575,000 kwhs per year, and therms used for heating and domestic water by 21,000 annually. Overall annual savings total \$85,000. In addition, SJE's compact design resulted in more space than originally proposed and their specifications that all equipment installed meet the NJ Clean Energy's efficiency standards garnered \$82,000 in rebates.

Results

Contact

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