



NYBSC

NY Building Systems Consultant Inc
Engineering for Sustainable Systems

- **MEP Design**
- **Local Law 97, 87**
- **Commissioning**



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www.nybscinc.com



About Us

NY Building Systems Consultant Inc. (NYBSC) is a comprehensive engineering and energy consulting firm offering full services for buildings and their systems. This includes Mechanical, Electrical, Plumbing, and Fire Protection (MEP-FP) design; energy efficiency; and commissioning.

NYBSC came into business in 2015. We see a clean future of reduced energy usage, minimal CO2 production, effective auditing reports, and a progressive path for NYC in its contribution to Clean Energy. There is a plethora of benefits for New Yorkers in this exciting transitional period into green and clean energy. We are excited to be a part of the movement of real change. We perform the **Energy Audits** to understand where building owners can reduce their energy consumption and **reduce CO2 emissions**. We follow this through with **Building Systems Design** that is sure to reduce energy consumption and CO2 emissions, we implement these designs and perform **Commissioning Services** to ensure that everything has been properly implemented.

Working collaboratively with our clients, we have successfully developed and delivered a variety of innovative building engineering services, providing solutions to reduce energy consumption and carbon footprint, as well as financing solutions. Our one-on-one approach with our clients throughout the project allows for transparency and adherence to our quality standards. Client satisfaction is our priority. We are confident that any project when undertaken by **NYBSC** will be carried out with the utmost attention to detail, providing you with a service that is second to none.

NYBSC Energy and Engineering team is comprised of individuals with complete industry certifications including Professional Engineers (PE), Building Commissioning Professional (BCxP), Existing Building Commissioning Professional (EBCP), Certified Energy Manager (CEM), and Certified Energy Auditor (CEA). **NYBSC** is a NYS, NYC and **NY NJ Port Authority** MBE and DBE certified firm. We are a **New York State Energy Research and Development Authority (NYSERDA) FlexTech Consultant**; **Multifamily Building Solutions Network Partner**; **ConEd** approved consultant for commercial C&I program, multifamily program, and Small & Medium Business (SMB) program. **NYBSC** is an affiliate service provider for **NYC Accelerator**.

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Our Proud Clients



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Our Services

NY Building Systems Consultant Inc. Engineers are multi-disciplined experts, that offer extensive insight into engineering, energy, and environmental services.

MEP Engineering Design Services

- ✓ HVAC Design
- ✓ Plumbing Design
- ✓ Electrical Design
- ✓ Cogeneration (CHP) design
- ✓ Sprinkler Design

NYC Energy Law Compliance Services

- ✓ NYC Local Law 97
- ✓ NYC Local Law 87
- ✓ NYC Local Law 84
- ✓ Greenhouse Gas Emission Reduction

Energy and Environmental Services

- ✓ Energy Audits (Level I, II, III)
 - ✓ Commissioning
 - ✓ Lighting

Other Services


- ✓ NYC Special Inspection
 - ✓ Expediting
- ✓ Project Management Services
- ✓ Rebate / Incentives Processing



Our Expertise

NY Building Systems Consultant Engineers' expertise reaches all key markets. We have a sound understanding of the opportunities and constraints of the current marketplace. This enables our team of inventive engineers to focus on innovative designs, utilizing their extensive knowledge within your sector to devise the best possible solutions for your project in a cost-effective way. We specialize in the following sectors:

- Commercial
- Retail
- Health Care
- Educational
- Residential, Multifamily and Private Development
- Religious Facility



NYBSC has worked on buildings totaling over **30 million gross square feet** with green and energy design studies. In 2023 & 2024, we identified over **\$10,507,120** in annual savings and **85,600 metric Tons CO2 reductions** which is equivalent to **19,967 passenger vehicles**.



NYC Local Energy Laws

Local Law	Task	Summary
LL133/ LL84	Benchmarking	All buildings 10,000 SF and over need to be energy benchmarked, reporting the utility & water bills to NYC DOB annually by May 1 st .
LL97	Greenhouse Gas Emission (GHGe) Reduction	Building Greenhouse Gas emissions cuts starting in 2024-2029 , major reduction in 2025-2030 and again in 2030-2050 . Report need to submit by May 1 st , 2025.
LL87	Energy Audit and Commissioning	All buildings over 50,000 SF Need to be Energy Audited and Commissioned every 10 years by professionals.
LL88/LL132/LL134	Lighting Upgrades and Submetering	All lighting must be upgraded to the current energy code level; 5,000 SF and greater spaces need to be sub-metered (Deadline: January 1, 2025)
LL33/LL95	Energy Efficiency Grade	All buildings 25,000 SF and over must display energy efficiency Grade

NYBSC is a **NYSERDA FlexTech Consultant**, meaning that we are under contract with New York State to offer clean energy services such as energy auditing & modeling, feasibility studies, carbon mitigation strategies, retro-commissioning and continuous commissioning services, NYC Local Laws 97 & 87, and NYC special inspections.

***Contact us to learn more about
NYSERDA funding.**



• MEP Design

• Local Law 97, 87

• Commissioning



NYC Local Energy Laws

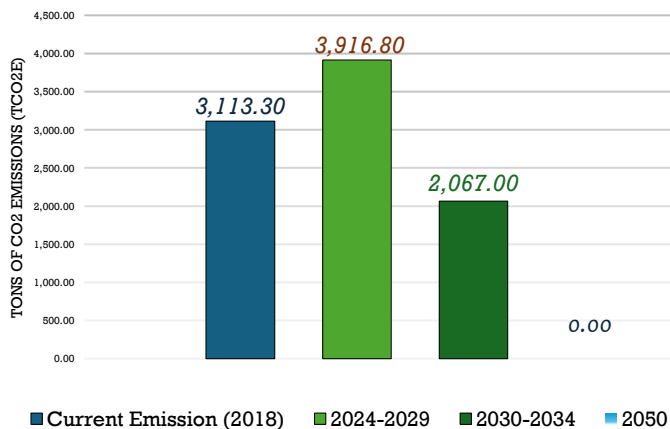
Local Law 97 (GHGe) Summary

LL97 Evaluation: Carbon Emission Law				
Building Address: _____				
Greenhouse Gas Emissions in 2018		3,113.3 tCO ₂		
Total Potential Penalties by 2035		\$1,599,494		
Emission Reduction Phase	Emission Limit (tCO ₂ e)	Result	Emission Reduction Required (tCO ₂ e)	% of Emission Reduction Required
2024-2029	3,916.8	Pass	-	-
2030-2034	2,067.0	Fail	1,046.2	33.6%
2050	0.0	Fail	3,113.3	100%

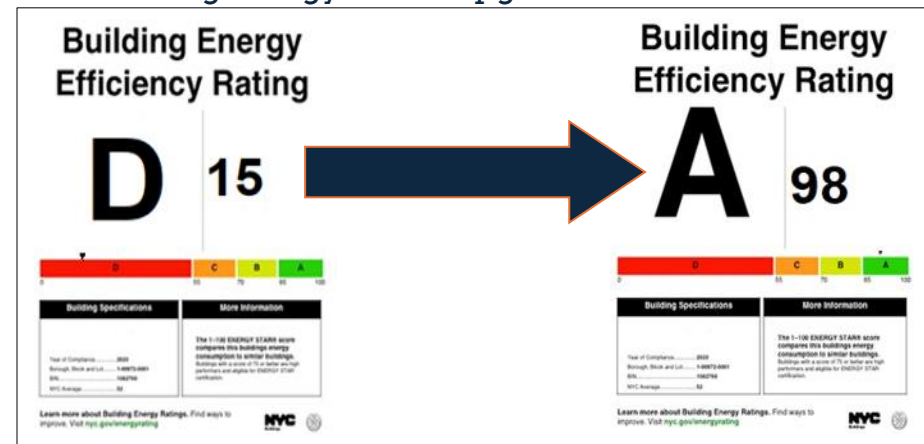
Energy Auditing

	kWh	Therms	\$	\$	Years
Energy Conservation Measures	Annual Electricity Savings	Annual Fuel Savings	Total Annual Cost Savings	Implementation Costs	Payback Period
Replace the Old AC Unit and Radiator with the Package Terminal Heat Pump (PTHP)	8,054	31,659	\$145,347	\$723,200	4.98
Building Management Systems (BMS) Installation with AI System	94,076	-	\$21,697	\$223,650	10.31
Installation of Low Flow Shower Head	0	1,028	\$6,530	\$43,400	6.65
Low Flow Faucet Aerator Installation	0	1,461	\$8,364	\$70,560	8.44
Lighting Upgrades	5,787	0	\$1,709	\$2,652	1.55
Totals	107,917	34,148	\$183,647	\$1,063,462	5.79

CURRENT EMISSION & EMISSION LIMITS BY PHASE (LL97)



Building Energy Grade Upgrades Local Law 33/95



• MEP Design

• Local Law 97, 87

• Commissioning



Local Law 97 - Greenhouse Gas Emissions (GHGe) Projects



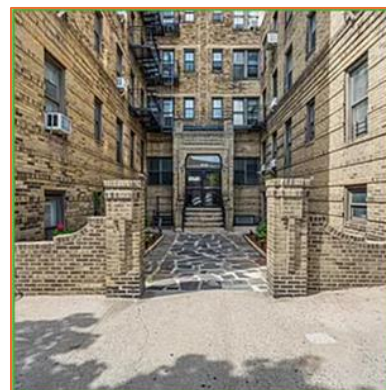
3080 Broadway, New York, NY

50% NYSEDA Funding for LL97 Study
 Annual Savings: \$191,455.41
 GHG Reduction: 291.76 Ton CO₂



Park Towers, 201 E 17th St, NY

50% NYSEDA Funding for LL97 Study
 Annual Savings: \$127,329
 GHG Reduction: 467.38 Ton CO₂
 Project Area: 250,220 Square Feet



50-05 43rd Avenue, Woodside, NY

50% NYSEDA Funding for LL97 Study
 Annual Savings: \$93,920
 GHG Reductions: 350.4 Tons of CO₂
 Project Area: 1,360 Square Feet



508-516 & 518-534 West 26th Street, New York, NY

NYSEDA Funding for LL97 Study
 Annual Savings: \$428,944
 GHG Reductions: 770.8 Tons of Co₂
 Project Area: 146,416 Square Feet



45 Park Avenue, New York, NY

100% NYSEDA Funding for LL97 & LL87 Study
 Annual Savings: \$126,568
 GHG Reduction: 143.30 Ton CO₂
 Project Area: 118,614 Square Feet



The Silk Building Condo, New York, NY

100% NYSEDA Funding for LL97 & LL87 Study
 Annual Savings: \$40,404
 Project Area: 156,849 Square Feet



The Carlton Regency, New York, NY

100% NYSEDA Funding for LL87, LL97, MEP Design
 Annual Savings: \$199,564
 GHG Reduction: 500 Ton CO₂
 Project Area: 242,383 Square Feet



Plaza West Associates, LLC., New York, NY

NYSEDA Funding for LL97 & LL87 Study
 Annual Savings: \$280,550
 GHG Reduction: 458.2 Tons of CO₂

• MEP Design

• Local Law 97, 87

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Local Law 87 - Energy Audit & Retro-Commissioning Projects



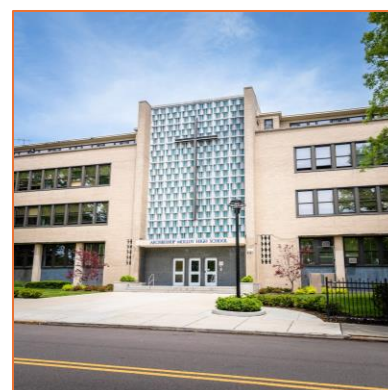
63 Pitt St, New York, NY

LL87 & Energy Audit
 Annual Savings: \$8,636.2
 Project Area: 56,588 Square Feet



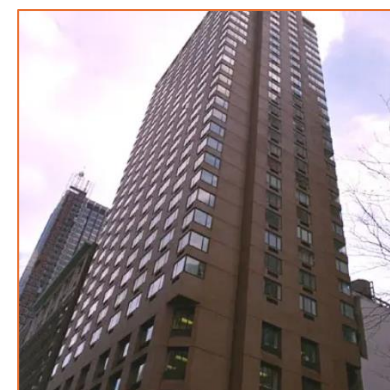
111-15 75th Ave, Forest Hills, NY

LL87, Energy Audit & RCx
 Annual Savings: \$74,526
 Project Area: 106,364 Square Feet



**Archbishop Molloy HS - 83-53
 Manton Street, Briarwood, NY**

LL87 & Energy Audit
 Annual Savings: \$197,975.24
 Project Area: 179,024 Square Feet



The Beaumont, New York, NY

LL87, Energy Audit, RCx
 Annual Savings: \$114,485
 Project Area: 199,635 Square Feet



**100 United Nations Plaza, New
 York, NY**

Energy Audit & LL87
 Annual Savings: \$316,165
 Project Area: 357,793 Square Feet



Castle Village, New York, NY

Energy Audit & LL87 (5 Bldgs)
 Total Annual Savings: \$342,289
 Project Area: 890,134 Square Feet



15 Broad Street, New York, NY

Annual Savings: \$519,058
 Project Area: 810,798 Square Feet



**185 Prospect Park, Brooklyn,
 NY**

Energy Audit & LL87 Compliance
 Annual Savings: \$24,901
 Project Area: 77,238 Square Feet



HVAC, Electrical, Plumbing, Sprinkler and Cogeneration Design Projects



NYPD SRG4 Heating Upgrade

Scope:
 Engineering Design for high efficiency condensing boilers and hot water radiators, HV units and controls.



NYC DEP EV Charging Design, Bronx, NY

Scope:
 Electrical Engineering Design for EV chargers and future building upgrades.



Pfizer Building, Brooklyn, NY

Scope:
 HVAC Chiller, Sprinkler Design with Hydraulic Calculation, AHU Design, VRFs, Violation Removal



Archbishop Molloy High School, Queens, NY

Scope:
 VRFs Design, Boilers Design, 10 Year Energy Master Plan, LL87 & LL97 Study



Gansevoort Meatpacking, New York, NY

Scope:
 Chiller Design for LL97, Expediting, Inspection, Commissioning



7 West 96th Street, New York, NY

Scope:
 Design and installation of High Efficiency Boilers



The Carlton Regency, New York, NY

Scope:
 Ventilation System Design

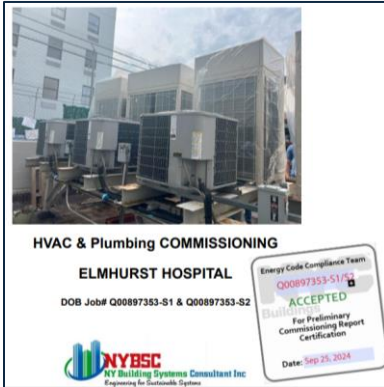


172-10 Jamaica Avenue, Queens, NY

Scope:
 Mechanical, Electrical & Plumbing (MEP) and Sprinkler Design



New Commissioning, Special Inspection, Expediting and Incentives



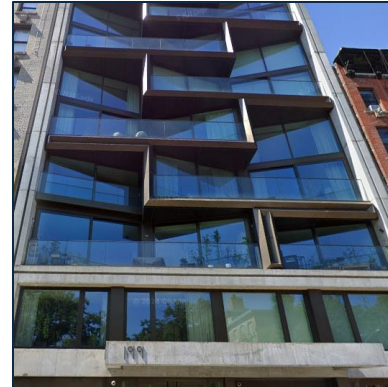
NYC Health + Hospitals Elmhurst Hospital Office

Building
Scope:
 NYC Energy Code Commissioning
 for VRFs, RTUs, AHU, electric
 heater, EFs, domestic hot water
 heaters, & Lighting controls.



Brooklyn VA Medical Center

Scope:
 Renovate Brooklyn Oncology
 Pharmacy - AHUs and chemical
 labs Commissioning



630 Flushing Ave, Brooklyn, NY

Scope:
 NYC Energy Code Commissioning
 for VRFs, RTUs, EFs, domestic hot
 water heaters, & Lighting controls.



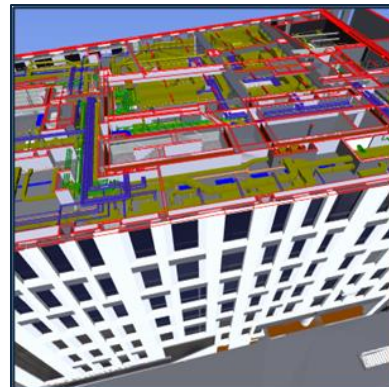
James J. Peters VA Medical Center, Bronx, NY

Scope:
 AHUs Commissioning



Archbishop Molloy High School, Queens, NY

Scope:
 Special Inspection and Expediting



PS 464M Trinity Place School New York, NY

Scope:
 3D MEP services using REVIT,
 AutoCAD 3D, Navisworks



630 Flushing Ave, Brooklyn, NY

Scope:
 NYC Energy Code Commissioning
 for LOC



Manhattan VA Medical Center, New York, NY

Scope:
 Commissioning, AHU, CAV, EFs

Accreditations:

"I have found that NYBSC team to be knowledgeable in the energy and engineering field as well as very customer service focused, and they have been willing to go the extra mile for us. I would recommend them for any energy analysis and MEP design."

Jeff Rosenblum, Partner,
Acumen Capital Partner LLC

"NYBSC designed our new efficient boilers and domestic hot water heaters which will save energy during the part load hours. We found them to be very knowledgeable in practical solutions and economic feasibility. We also hired them for project management."

Richard Johnson, Treasurer,
7 West 96th Street Condominium

"I highly recommend the NYBSC team for engineering & energy for your buildings. NYBSC has provided our building with in-depth engineering knowledge and workable solutions for reviving our HVAC system and building's energy systems."

Sharon Langlais, Account Executive,
Douglas Elliman Property Management



"We see a clean future of reduced energy usage, minimal CO2 production, effective auditing reports, and a progressive path for NYC in its contribution to Clean Energy. There is a plethora of benefits for New Yorkers in this exciting transitional period into green and clean energy. If you are ready to join the revolution, call us and we will get your building up to code as we propel into the new wave of sustainable energy".

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