

630 Flushing Avenue, Brooklyn, NY 10021

Comprehensive Energy Audit, Engineering Analysis, Retro-Commissioning Study



PROJECT DESCRIPTION

NY Building Systems Consultant Inc. (NYBSC) provided comprehensive energy audit, engineering analysis and retro commissioning study of 630 Flushing Ave an approximately 574,055 sq. ft. commercial and industrial building located Brooklyn, NY. The building consists of office, warehouse, and light manufacturer. Identified 9 energy conservation measures (ECMs) including Tri-generation installation; replace old big electrical chillers to new modular chillers; solar power, Variable Frequency Drives (VFDs) installation; efficient cooling towers; replace old AHUs; install batteries and Building Management Systems (BMS). This study was funded by NYSERDA PON4192.

During the study we worked with building to modernize the elevators and lighting with ConEd incentives. Twenty-eight retro-commissioning findings were implemented to improve the building and compliance the LL87 as per our guidance. Now NYBSC is working with this building for implementation of other ECM. NYBSC also designed high efficiency VRFs for few tenants' area. Since building was converted from manufacturing to commercial, it was continuously changing the requirements as per tenants' demand. NYBSC used COMcheck and TRACE® 700 for building HVAC design and energy modeling with ASHRAE standard.

This energy audit led to energy efficiency retrofits to save energy and reduce the Greenhouse Gas (GHG) emission as part of NYC Local Law 97 compliance in 2024.

CONSTRUCTION VALUE:

\$ 1.6 Million

CLIENT:

630 Flushing Ave

TYPE OF CLIENT:

Commercial Facility

PROJECT YEAR:

2023

CLIENT CONTACT

INFORMATION:

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Expeditor, Certified Energy

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| Electricity | 8,350,199 kWh |
| Cost Savings | \$1,106,015 |

