



Project Profile

- Location**
10 West 46th Street, New York, NY
- Gross Floor Area**
76,008 Square feet
- Property Type**
Commercial and Office Building
- Year Built**
1987

Project Scopes

| | |
|--|---|
| Local Law 97 (LL97) NYC Climate Mobilization Act | GHGe Savings GHGe/CO2e Savings & Penalty Savings |
| NYC Local Law 87 (LL87) ASHRAE Level 2 Energy Audits & Retro-Commissioning | Calculation & Recommendation ECMs, RCx & Carbon Savings |

PROJECT SUMMARY

NY Building Systems Consultant Inc (NYBSC) provided a comprehensive energy audit, an engineering analysis and retro-commissioning study to Comply with **NYC Local Laws (LL97, LL87, & LL84)** for 10 West 46th Street, a modern commercial & office skyscraper, specifically built for the Jewelry trades, located in New York’s diamond district. The primary goal of this study was to mitigate the Greenhouse Gas Emission (GHGe) for **NYC Local Law 97 (LL97)**, as well as reduce the energy consumption & costs. NYBSC also provided consulting service to ensure compliance with the NYC Local Law 87 (LL87) & LL84 for this facility.

This study was funded by NYSERDA as **NYBSC** is a **NYSERDEA FlexTech Consultant**.

LL97 Study includes a thorough energy retrofit, carbon calculation for existing buildings, building CO2e limit each group year, potential fines, energy end use breakdown with CO2e, potential energy conversations opportunities with CO2e savings, alternate renewable power options, alternate compliance available opinions, building long terms planning, available incentives, finance options. NYBSC provides a guidance to the building that how building will take necessary action to reduce Carbon footprint as per city milestone.

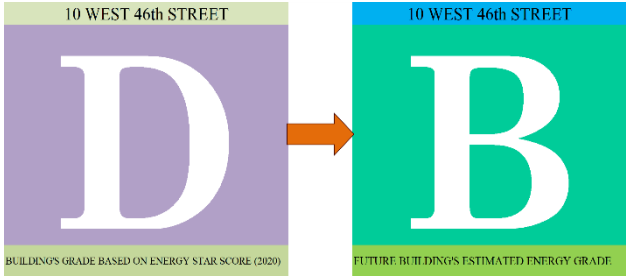
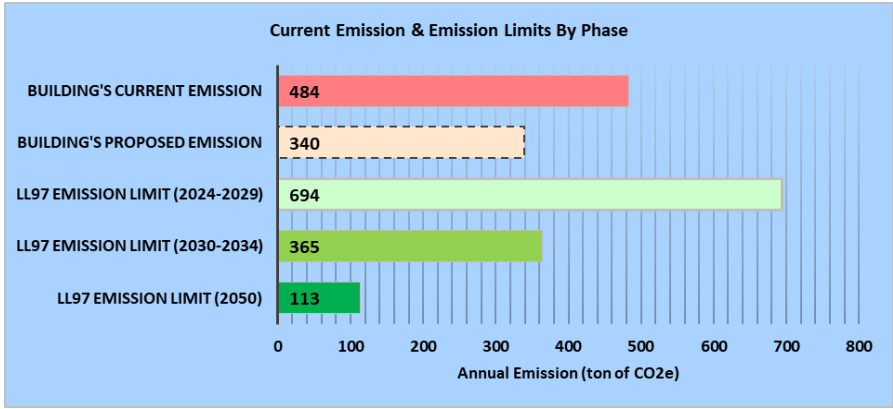
Identifying Energy Conservation Measures

- ▶ Lighting Upgrades
- ▶ Building Management Systems (BMS) Installation
- ▶ Packaged Heat Pump AHUs installation
- ▶ Exhaust Fans Replacement & Timer Installation
- ▶ Heat Pump AC Unit for Lobby
- ▶ Solar Power System

143.7
 Tons of CO2e Reduction

\$ 91,180
 Annual Cost Savings

Carbon (CO2e) Analysis & Future Energy Grade



Some Captures from Site

