

Falabella Construction Group, LLC

A Woman Owned Business



- Energy Management
- Systems
- Controls
- Metering

- MEP Contractor
- Electrical Engineering (NYS PE)
- MEP and I&C Design Review
- Project Management / Project Controls Consulting
- Meter and Networking Installations
- Design / Build Panel Shop

35 Years in NYC Construction



Buy American

347.699.9848 / falabellaconstructiongroup@gmail.com

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Qualifications and Recent Experience:

- B.S. MECHANICAL ENGINEERING
- M.S. ENERGY MANAGEMENT
- CERTIFIED ENERGY MANAGER
- 7 YEARS MANAGING CONTROLS PROJECTS
- 6 YEARS MANAGING RESIDENTIAL MIDRISE CONSTRUCTION PROJECTS
- 18 YEARS MANAGING MECHANICAL CONSTRUCTION PROJECTS
- PANYNJ—ADVANCED METER INFRASTRUCTURE AT JFK INT'L
- CUNY—NYC LOCAL LAW 97 SUBMETERING AT MULTIPLE LOCATIONS
- DASNY—UTILITY SUBMETERING AND DESIGN / EXECUTION OF ENERGY CONSERVATION MEASURES AT MULTIPLE LOCATIONS
- DESIGNED / BUILT THE CONTROLS FOR THE LEADING FINALIST FOR THE 2025 EMPIRE TECHNOLOGY PRIZE

Our Business Segments

Energy Management

In the simplest terms, Energy Management is the practice of expending the least amount of energy required for a given process; such as heating, cooling or lighting. Increasing the efficiency of how energy is used or produced will result in significant cost savings; savings such as those measured in dollars, equipment wear and tear, fossil fuel and green house gas, resulting in the improved health of our planet and our species.

As a Certified Energy Manager for 20 years, I am familiar with reduced and alternate energy sources and the sequences of operations designed to maximize their efficient use to reduce energy costs.

We are happy to be able to offer consulting services; such as managing the installation of energy related systems and / or developing and executing control strategies for selected ECMs (Energy Conservation Measures); and as a subcontractor for such tasks as designing and building individual control panels.

Systems

Understanding how the individual components of any system work is important to the people operating and maintaining the equipment but understanding how the individual components work together as a system is not always clear. Some types of equipment will behave much differently when connected to and influenced by the rest of the system. This could make certain operational processes, like troubleshooting problems, much more difficult. You will no longer be troubleshooting a piece of equipment, so much as the entire system. We have an innate understanding of the way systems behave and how each component relates to others and could assist with troubleshooting problems that may be difficult to find.

Controls and Metering

We specialize in providing the controls that sometimes fall through the cracks—panels that were never included in the controls scope or the equipment supplier's scope, custom panels that the controls contractor excluded or were never picked up in the original take off or other oversights. It is common to realize that these panels are not on their way just as you need them to be installed. We like this work, because we don't rely on others to produce our panels so we could provide them when you need them...quickly.

We also have extensive experience in designing and building custom—one off—control panels and data acquisition panels used in submetering. We are well versed in meter communication protocols and networks which allow the measured data from the meters to be gathered on the Data Acquisition Server's primary serial network and shared with the client on it's secondary ethernet LAN / WAN.

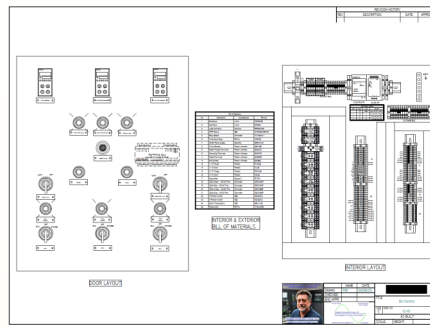
We would be very happy to discuss all of your needs and offer a solution to satisfy them.

**PLEASE CONSIDER US FOR ALL OF YOUR
CONSTRUCTION / PROJECT MANAGEMENT NEEDS**

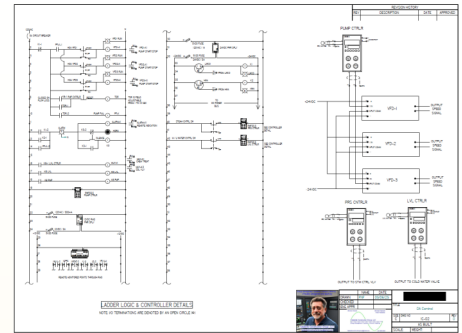
TYPICAL SCOPE OF SERVICE TO DESIGN/BUILD CUSTOM CONTROLS

- Review design and generate RFIs if necessary
- Produce shop drawings including a panel exterior door layout, a panel interior layout, details of field terminations and ladder logic diagrams for submission to the engineer of record
- Collect and submit all necessary material cut sheets
- Follow up with the EOR for approval
- Procure all approved material
- Assemble all panels as per approved shop drawings
- Test each circuit and produce a report
- Generate As Built drawings and O&M Manuals
- Provide installation, start up and commissioning assistance if required
- Provide client training if required

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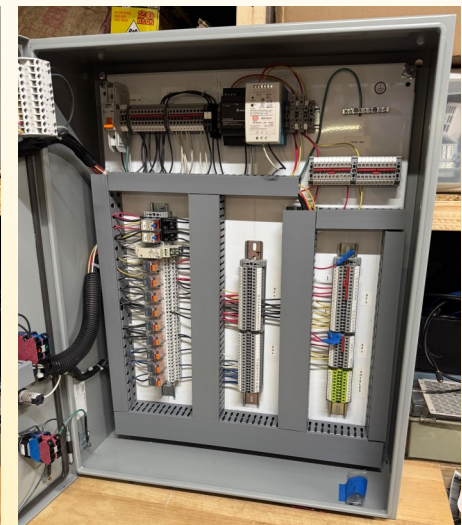


Door and Interior Layout



Ladder Logic

EXAMPLE SHOP DRAWING / AS BUILT DRAWING FOR DEAERATOR CONTROLS



DEAERATOR CONTROLS FINAL CONSTRUCTION

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DA Control Test Procedure
10-Apr-25

	Confirmed	Connected
1 Apply Power	✓	✓
2 24VDC PS energized	✓	✓
3 Sec. voltage OK	✓	✓
4 12VDC PS energized	✓	✓
5 Sec. voltage OK	✓	✓
6 VFD-1 in HAND - Confirm Pilot	✓	✓
7 VFD-2 in HAND - Confirm Pilot	✓	✓
8 VFD-3 in HAND - Confirm Pilot	✓	✓
9 Energize K1 - Confirm VFD power off	✓	✓
10 VFDs in AUTO - energize PFK	✓	✓
11 Set TDR to 5 sec	✓	✓
12 Energize KSP	✓	✓
13 Confirm PFK energizes	✓	✓
14 Confirm Alarm	✓	✓
15 Confirm Pilot	✓	✓
16 Push Silence - Horn off - Alarm on	✓	✓
17 Push Reset w/KSP energized	✓	✓
18 TDR recycles - Alarm back on	✓	✓

Saint James, NY 347.699.9848

Panel Test Report

Falabella Construction Group, LLC
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Operations and Maintenance Manual
Deaerator Control Panel

May 6, 2025

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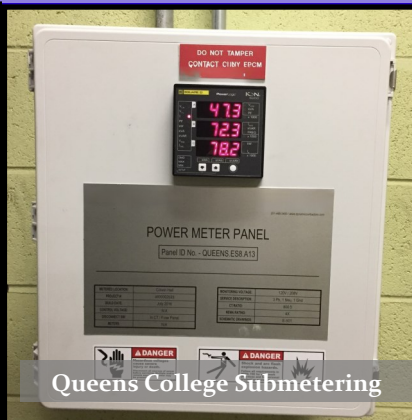
Operations and Maintenance Manual

EXAMPLE CLOSEOUT DOCUMENTS

Photos of Previously Completed Design/Build Control Panel Projects



MTA Balance Of Plant Controls



Queens College Submetering



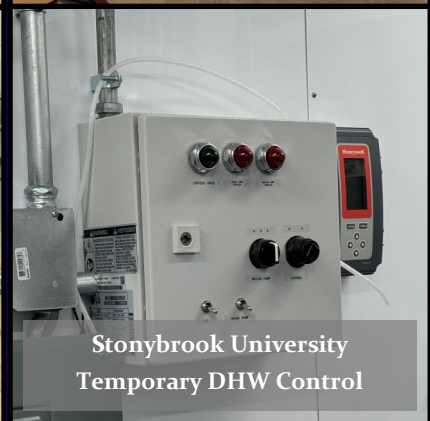
PANYNJ AMI
Some of 250 Total Meter Panels



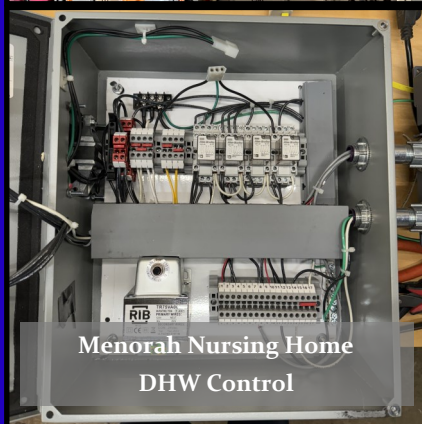
Bronx Community College
Remote Annunciator Panel



Staten Island Hospital
Emergency Gen Control



Stonybrook University
Temporary DHW Control



Menorah Nursing Home
DHW Control



Empire Technology Prize Finalist
LP Steam Plant Control with HMI



Mobile Steam Rental Trailer
Deaerator Controls



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Michele and Frank Falabella

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