Falabella Construction Group, LLC

Energy Management / Systems / Controls / Metering

Falabella Construction Group, LLC

A Woman Owned Business

Dear Friends and Valued clients:

There has been a substantial uptick in NYC submetering projects, over the passed 5 or 6 years, since the introduction of Local law 97, established in 2019. In short, LL97 assigns increasingly stringent caps on greenhouse gas (GHG) emissions for nearly 50,000 of the city's largest buildings. The owners of the affected buildings are required to reduce GHG emissions by 40% by 2030 and to be carbon neutral by 2050. Mechanical and electrical submetering with a data acquisition network will help the building owners produce the required annual reports to be submitted to DOB, the first of which is due on May 1, 2025. Submetering will also help reveal to the owner if any specific piece of equipment, area or utility related to their building, may be the cause of excessive GHG emissions. It's a way for the owner to recognize and solve an existing problem to avoid hefty fines for going over the cap. In the case of tenant occupancy and tenant owned equipment, it's a way to assign blame.

At Falabella Construction Group, we have many years of experience in all aspects of submetering work in NYC from procuring and installing the meters necessary to measure electric usage, natural gas usage and the energy used by the mechanical systems, to building and commissioning the data acquisition panels, setting up the primary Ethernet network and establishing the secondary Modbus serial network.

If you have an upcoming submetering project and plan to subcontract some or all of the work, please consider getting us involved. Maybe you would want an experienced *controls contractor* to build and commission the *data acquisition panels* and, depending on the scope, the *instrument power panels* and the *electric meter interface panels* and maybe you would want to expand that scope to include the provision of the *meters and associated interface hardware*. We could also take on a *consulting role* to work together with you and guide your team through all aspects of the construction including, developing a *proposal*, producing *shop drawings* and a *submittal package* for engineer's approval, procuring *material* with *start up / commissioning services* from trustworthy vendors, understanding what is required to build a primary *ethernet network*, a secondary *serial network* and an *interface* to the existing *SCADA / BMS* systems.

If you are interested in learning more about our expertise and experience in this business sector, please continue scrolling for captioned photos of past work or feel free to contact us with any questions you may have. We would appreciate an opportunity to work together.

Veris flanged vortex steam flow meter with Siemens transmitter

KEP Flow Computer Communicates with steam flow meter above and calculates instantaneous and totalized energy

Siemens flanged Magnaflow liquid flow meter on a chilled water service

Custom made energy flow computer calculating instantaneous and totalized energy in the CHW system

Cadillac flanged CMAG flow meter installed on a condensate return system

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Custom made energy flow computer calculating instantaneous and totalized energy in the condensate system

Electric meter interface panel with CT shorting block and fused voltage taps

Electric meter interface panel installed on switchgear in close proximity to service being metered

Electric Power Meter Panel

Custom data acquisition panel with integral 24VDC instrument power distribution

Saint James, N.Y. 347.699.9848

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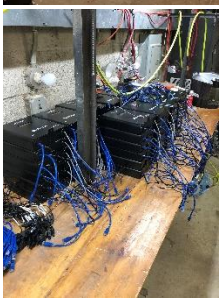
Custom exterior data acquisition panel with Ethermeter water meter interface and 4G cellular modem for remote connection to network

Same type of panel as above, designed and built for interior installation

A portion of this project's 250 data acquisition and instrument power panels – completed and waiting for installation



Prewired Obvius data acquisition master controllers to eventually be panel mounted and installed in the field