



CASE STUDY

Maimonides Health



Solutions: LL97 Compliance, Energy Efficiency, Incentive Management, Sustainability

ABOUT

As Brooklyn's leading health system and one of New York's largest independent teaching hospitals, Maimonides Health is a vital community anchor serving diverse patient populations across multiple campuses. Recognized for excellence in heart and vascular care, cancer treatment, women's health, and trauma services, Maimonides delivers advanced medical care while training the next generation of healthcare leaders.

Environ Energy's partnership with Maimonides began with a focus on energy compliance and quickly expanded into a comprehensive strategy to reduce operating costs, secure funding for critical infrastructure upgrades, and position the health system as a leader in sustainability.

SNAPSHOT

Location: **Brooklyn, NY**

Project Goal: To empower Maimonides to advance patient-centered care while improving energy performance, managing regulatory risk, and funding critical infrastructure through grants and incentives.

THE CHALLENGE

Maimonides faced a perfect storm of operational and regulatory pressures:

- **Regulatory Risk:** Potential exposure to \$500K-\$1M in immediate Local Law 97 (LL97) fines, plus over \$2M in potential 2030 penalties.
- **Operational Constraints:** The need to modernize cooling infrastructure, add redundancy, and refresh legacy systems without disrupting patient care.
- **Capital Constraints:** Competing capital priorities requiring creative funding pathways to move essential projects forward.
- **Sustainability Pressures:** Growing expectations from medical certification bodies and industry peers to demonstrate measurable progress on sustainability.

SOLUTION

Environ implemented a holistic, grant- and incentive-driven approach anchored by an On-site Energy Manager (OsEM) engagement through NYSERDA. This structure brought together real estate, finance, and operations leaders in monthly energy meetings, aligning stakeholders and integrating projects into a single roadmap.

Through this framework, Environ:

- Secured millions in external funding and incentives.
- Removed LL97 regulatory risk through a nonprofit exemption.
- Launched a climate action plan and compliance playbook.
- Led engineering reviews to maximize funding opportunities.
- Orchestrated project implementation with no disruption to patient care.

GET STARTED

Visit www.environenergy.com or email info@environenergy.com to learn how you can reduce your energy consumption and costs.

PROJECT OUTCOMES



OsEM Engagement + NYSERDA-Funded ASHRAE Level 2 Energy Audit

NYSERDA covered 100% of OsEM costs for nonprofit hospitals—\$200K/year—along with a fully funded ASHRAE Level 2 energy audit valued at ~\$250K.

Total Incentives: ~\$500K

ROI: **Instant for both OsEM and Flextech Study due to 100% cost share for non-profit hospitals**
Operational Impact: **Established centralized energy management process with quarterly multi-department stakeholder meetings**



NYSIF Climate Action Plan Rebate

Leveraging the New York State Insurance Fund (NYSIF) program, Environ helped Maimonides develop a climate action plan that qualified the hospital for a 5% rebate on workers' compensation premiums.

Rebate Value: ~\$250K-\$260K

Operational Impact: **Initiated long-term sustainability planning tied to workforce safety and insurance cost reduction**



C&I Incentives

Secured two separate \$600K incentives through Con Edison's Commercial & Industrial (C&I) program for facility upgrades.

Total Incentives: \$1.2M

Operational Impact: **Funded major infrastructure improvements without drawing on capital reserves**



Empire Building Challenge Grant

Applied for \$5M grant to support cooling infrastructure modernization and electrification, improving system resilience.

Potential Grant Value: \$5M

Strategic Impact: **Positions Maimonides for deeper decarbonization and improved resilience**



Lighting Audit + LED Upgrades

Completed a lighting audit and implemented LED upgrades to meet local lighting law compliance requirements and improve energy efficiency.

Regulatory Impact: **Achieved code-aligned lighting compliance**

Environmental Impact: **Reduced electricity consumption and maintenance needs**

Additional Services: • NYC Energy Local Law Compliance Support (benchmarking, filings, strategy)
• GHG Inventory Support and Sustainability Data Management • Opportunity Identification, Incentive/Grant Management, and Application Development

THE PROGRESS

- ✓ **Governance & baseline established:** Portfolio-wide energy/GHG baseline set; quarterly cross-functional energy council in place; LL84/LL97 reporting calendar and QA process locked.
- ✓ **Plan activated:** Climate Action Plan launched with a ranked project pipeline; funding pathways mapped (NYSERDA, NYSIF, Con Edison C&I); preventative maintenance playbooks underway; early wins include exemption secured and seven-figure net benefit in year one.
- ✓ **What's next:** Cooling plant electrification and redundancy upgrades; targeted BMS tuning/retrofits with M&V; continued lighting/code compliance closeout; ongoing grant/incentive capture to accelerate payback and de-risk capital.

"Environ's team has been an invaluable partner in helping us navigate complex regulations, identify and secure funding opportunities, and implement projects that improve our facilities without disrupting patient care. Their ability to align compliance, operational improvements, and sustainability goals has delivered measurable results for Maimonides and the community we serve."



Salvatore Leto
AVP of Facilities Operations,
Maimonides Health