New York EnergySmart

NEW CONSTRUCTION PROGRAM CASE STUDY

NYSERDA

New York State Energy Research and Development Authority

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

The New York State Department of Environmental Conservation (DEC) Headquarters Building is one of the largest State facilities built in Albany since the construction of the Empire State Plaza complex. The 15-story, 471,000 square-foot building is designed to house 1,900 staff from DEC and the Environmental Facilities Corporation.

The DEC headquarters will cost approximately 40% less per year to operate than a typical building this size, resulting in expected annual energy savings of $179,000.

As a leader and advocate for energy efficiency, DEC, in consultation with the New York State Office of General Services, decided to design the building according to the principles of "green" or "sustainable" design. NYSERDA's technical assistance was provided through Steven Winter Associates to Woodward, Connor, Gillies & Seleman, Architects; Quantum Engineering; and to the Picotte Companies, building owner.

NYSERDA's design assistance services included analysis of the environmental impacts of products and materials used in the building. Through NYSERDA's anticipated incentive of $275,000, some of the strategies recommended and incorporated in the final design include:

- High-performance glazing
- Building commissioning
- Variable-speed fans and pumps
- High-recycled-content materials
- High-efficiency chillers
- Reduced lighting-power densities
- Low-emitting materials

With NYSERDA's assistance, the project is expected to qualify for a Leadership in Energy and Environmental Design (LEED™) Silver Rating from the U.S. Green Building Council, and is expected to be the first LEED-rated building in New York.

The DEC Headquarters will cost approximately 40% less per year to operate than a typical building this size. It will feature a 35% peak electric load reduction, and an annual reduction of 640 tons of CO_2 emissions. In sum, $179,000 in annual energy savings are expected.

"The New York State Department of Environmental Conservation's new 'green' building provides all the amenities of a modern, state-of-the-art office building while also promoting energy efficiency and savings. Governor Pataki's commitment to the environment is evident throughout this new facility, which will serve as a model for future construction. I thank NYSERDA and OGS for helping us design a landmark building that truly reflects our mission of environmental conservation."

Erin M. Crotty, Commissioner
Department of Environmental Conservation