

Paul Hastings LLP Reduces Physical and Environmental Footprint

Case Study

Tenant Name:
Paul Hastings LLP

Building Owner:
Tishman Speyer

Location:
200 Park Avenue, NYC

Project Size:
190,000 ft²

“Working with Robert Derector Associates was great. They made the process very easy and developed a high-quality strategic design plan. Their understanding of energy efficiency and the NYSERDA program was crucial to the success of the project.”

—Mary Jane Artese, Director of
Business Operations, Paul Hastings LLP

Overview

Paul Hastings LLP’s new office, proving to be a great example of a changing paradigm within commercial real estate. The international law firm’s 11th international law firm’s new space is approximately 20% smaller than their previous office with the same number of employees, which means smaller offices and larger collaborative communal spaces. During the design phase the firm focused on making energy efficiency a priority, to reduce not only energy costs but also their carbon footprint. Working in partnership with NYSERDA’s Commercial Tenant Program, Paul Hastings LLP was able to accomplish that goal with style and smart decision-making.

The Commercial Tenant Program provides up to 100% funding for an energy efficiency study, allowing companies to easily design their new space with sustainability as a priority. Paul Hastings LLP partnered with Robert Derector Associates (RDA), a design engineer and energy modeler who handled the entire application and incentive process, requiring minimum effort by the firm.

Actions

RDA developed an in-depth energy model of the new office space that included three tiers of options based on energy savings and financial benefits. Recommendations varied from traditional equipment upgrades to more unique suggestions, such as facility and procedural adjustments to help the company operate more efficiently. Some of the conventional upgrades included implementing efficient HVAC systems and motors, ENERGY STAR equipment, and LED lighting and controls/sensors.

Paul Hastings’ new space prioritizes communal workspaces and smaller desks, which line the perimeter of each floor, rather than the traditional, roomy corner offices for partners. **“It takes personal stature out of the equation,”** chairman Seth Zachary said about the decision to create uniform offices and make the most prime real estate communal. With glass-walled offices lining the interior of the space, natural light penetrates whole floors, which makes for a more comfortable environment.

Measures and Estimated Annual Savings

Measure Description	Electricity Savings (kWh)	Electricity Savings (\$)
Lighting		
High-efficiency LED lighting	30,386	\$6,077
Lighting controls	136,831	\$27,366
Equipment		
Efficient HVAC & motors	136,920	\$27,384
ENERGY STAR equipment	178,139	\$35,628
Reduce occupancy to regular schedule	364,408	\$72,882
Equipment power management	67,532	\$13,506
Total Annual Savings	914,216	\$182,843

Estimated Payback: Approx. 1.5 years!



A significant amount of the project’s savings is represented by no-cost measures, which is an excellent indicator of how behavioral and procedural modifications can have major results. Since law firms notoriously operate outside of traditional nine-to-five business hours, one of the project’s most impactful procedural changes consisted of strategically grouping staff with the tendency to work irregular hours. This measure allowed the firm to establish optimal equipment runtime schedules, especially for lighting and HVAC, which proved to be most beneficial—accounting for 40% of the project’s total savings. The firm also adopted a policy to adjust power management settings of applicable office equipment, such as using sleep mode as the default setting on computers.

Results

Since relocating, management and staff response to the new office design has been overwhelmingly positive. In addition to the new space providing a more comfortable work environment, it is projected to reduce the firm’s annual electricity use by 914,000 kWh and greenhouse gas emissions by 266 tons of CO₂ equivalent. With an approximate payback period of only 1.5 years, the upgrades help reduce operating costs, increase asset value, improve productivity, and foster a culture of sustainability, furthering the firm’s commitment to environmental stewardship and social responsibility.

The NYSERDA Commercial Tenant Program

Through the Commercial Tenant Program, NYSERDA shares up to 100% of energy analysis costs for tenants. The program helps commercial building owners, managers, and tenants capitalize on their energy efficiency investments, and transforms energy-saving commitments into highly functional, customized office spaces.



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