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, located at 200 Park Avenue in the MetLife Building in New York City, is proving to be a great example of a changing paradigm within commercial real estate. The international law firm’s 190,000-square-foot 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 of their new space, 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, which helps empower commercial office tenants and their landlords to explore sustainability options, 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.
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