



NYSERDA



NYC Climate Action Alliance & NYSERDA Present:

# Commercial Tenant Program

For Law Firms



**REDUCE**  
energy expenses  
**LOWER**  
carbon emissions  
**IMPROVE**  
office space

## Position your firm as a leader in sustainability

As tenants of substantial commercial office space in New York City, law firms are uniquely positioned to use energy efficiency to align themselves with their clients, improve their spaces, and signal their leadership on carbon reduction efforts.

Many law firm clients are increasingly focused on sustainability. In NYC, landlords and commercial tenants are implementing energy efficiency improvements to trim operating expenses and help reduce the carbon footprint of their city's buildings, which account for nearly 70%<sup>1</sup> of NYC's total greenhouse gas emissions. Energy efficiency improvements recently implemented at a large commercial office space leased by a law firm in NYC have resulted in an annual cost savings of \$385,000, with payback in approximately one year.

NYSERDA's Commercial Tenant Program **can provide up to 100% of the cost of an energy analysis**, the first tool you'll need to improve the energy efficiency of your space.

### Benefits for Law Firm Tenants

- Energy cost savings resulting from the use of upgraded, energy-efficient technology.
- A business development tool signaling commitment to environmentally friendly practices.
- Sustainability measures in a firm's office space that can help attract strong legal talent in a crowded recruiting market.
- Healthier environments and improved comfort, leading to a more productive work environment and better long-term job satisfaction.

call:  
**646-504-4623**

email:  
**[info@nyccimateaction.org](mailto:info@nyccimateaction.org)**

**NYSERDA's Commercial Tenant Program<sup>2</sup> offers two tracks—a basic energy analysis for which NYSERDA will cover up to 100% of the cost, and a more thorough energy analysis for which NYSERDA will cover 50% of the cost automatically, and up to 100% percent if the recommended energy efficiency upgrades are implemented.**

## Basic Track

- Receive up to 100% of the cost of an energy analysis up to \$5,000.
- Gain an overview of your current energy usage.
- Discover ways to improve the comfort and productivity of your workspace.
- Learn how to save money and energy in your leased office space.

**Recommended for tenants who have little time remaining on their leases, occupy small to medium-sized office spaces, or are looking to take a more incremental approach to implementing energy efficiency.**

## High-Performance Track

- Receive 50% to 100% of the cost of an energy analysis up to \$50,000.<sup>3</sup>
- Gain deep insights into your current energy usage.
- Get a comprehensive energy efficiency analysis, including suggested energy efficiency and optimization measures.
- See a breakdown of incremental cost impacts, energy savings, and other benefits.

**Recommended for tenants who are designing a new office space, planning a major renovation, or looking to set and achieve higher energy performance targets in their current space.**



## Mini Case Study

Tenant Name

**White & Case LLP at  
1221 Avenue of the Americas**

Energy Consultant

**Robert Derector Associates**

Terms

**20-year lease for  
440,000 square feet**

Measures Implemented

**Controls, energy management system, high-efficiency lighting, daylighting, ENERGY STAR® equipment, plug load management, and optimized after-hours space usage**

Estimated Annual Electric Savings

**1,835,572 kWh**

Estimated Annual Cost Savings

**\$385,470, with payback in approximately one year**

<sup>1</sup> Inventory of New York City Greenhouse Gas Emissions in 2015, published April 2017 by the New York City Mayor's Office of Sustainability.

<sup>2</sup> <https://www.nyserdera.ny.gov/CTP>

<sup>3</sup> (1) NYSERDA will reimburse 100% of the cost of the energy analysis if the tenant installs all recommended energy efficiency upgrades with a payback period of less than three years OR (2) NYSERDA will reimburse the installation costs of any recommended energy efficiency measures, in each case up to the cost of the energy analysis or \$50,000, whichever is lower.

## Ready to get started?

Contact NYC Climate Action Alliance for more information at [info@nyccimateaction.org](mailto:info@nyccimateaction.org) or call **646-504-4623**

NYC Climate Action Alliance will walk you through the available incentive options, help you navigate the next steps with NYSERDA, and, if you are interested, help prepare your application to NYSERDA. This assistance will be provided without any financial obligation on your part. Applications are generally processed within two weeks.