

Rudin Management Company, Inc.

345 PARK AVENUE, NEW YORK, N.Y. 10154-0101

RE: NYSERDA Empire Building Challenge Carbon Commitment

Rudin Management Company has committed to achieving carbon neutrality on a portfolio-wide basis by 2050. As a proud participant of the Empire Building Challenge, we are proposing to accelerate that goal in the three project buildings (80 Pine Street, 355 Lexington Avenue, 845 Third Avenue) by retrofitting three vintage commercial properties with the measures listed below which will advance our goals of achieving carbon neutrality. In addition to the ECMs listed below, and as part of the project, we will be exploring feasibility of several other energy conservation strategies and systems. We are committed to exploring new building technology solutions as they become available and implementing those and other energy saving and decarbonization measures to work towards our goal of carbon neutrality for the three buildings entered in the EBC by the year 2035.

Significantly reducing site level energy consumption and GHG emissions through various upgrades and modifications including:

- Replacement of steam driven central chillers with high efficiency electric driven chillers.
- Replacement of older electric driven chillers with new machines with the highest efficiency rating available.
- Convert existing HVAC constant air volume systems to variable air volume distribution.
- Implement occupancy based thermostatic control.
- Electrify existing steam heated domestic hot water with electric air and or water source heat pumps.
- Upgrading lighting systems and lighting system controls.
- Improving insulating qualities of existing fenestration units.
- Upgrades to existing BMS/BATC systems for new optimizations and operational flexibility.
- Utilizing software to implement grid interoperability strategies to utilize renewables for existing and newly added loads resultant from electrification measures.
- Use of our technology integration platform (Nantum) to perform new functions and new levels of guidance to building operators ie real time and projected GHG monitoring and display.

	2010 Site EUI (kBtu)	Site EUI Reduction Target from 2010 (kBtu)	Carbon Neutral Target (tons CO2e)
80 Pine*	153	30	30% Reduction
355 Lexington	62	37	49% reduction
845 Third	128	39	28% reduction

Table 1. RMC Portfolio Target EUI Reduction -*est.