



7 World Trade Center
250 Greenwich Street
New York, New York, 10007-0007
Phone: 212 490-0666
Fax: 212 302-6847
silversteinproperties.com

NYSERDA Empire Building Challenge – Public Commitment

Silverstein Properties, Inc. will commit to carbon neutrality in two (2) existing buildings as part of the Empire Building Challenge: **120 Broadway (The Equitable Building), and 1177 Sixth Avenue (Americas Tower)**. As each building is very different in its architectural and MEP elements, the project team will be challenged to refine the low carbon design concept in order to apply it across all building types with varying characteristics and typologies. **Each building is targeting carbon neutrality per the SPI definition by 2030.**

The SPI team has demonstrated a commitment to energy and carbon emissions reductions through consistent implementation of energy projects at both properties. Empire Building Challenge funding, if awarded, will further enhance the completed efforts by delving into strategies around tenant engagement, façade improvements within the context of landmark building status (120 Broadway), operational optimization and building electrification.

120 Broadway will use the prescribed 2010 baseline of 78.5 and will target a 40% reduction in site EUI from the baseline year to a targeted 2030 site EUI of 47.1. 1177 Sixth Avenue will also target a 40% reduction in site EUI to 51.8 in 2030 but will use a 2014 baseline of 86.4 instead of 2010. 1177 Sixth Avenue was more than 30% vacant in 2010 (as a result of the 2008 recession). By 2014, the building's vacancy rate was approximately 10%, which is typical of a commercial office building. For this reason, the project team feels that 2014 is an appropriate baseline for Americas Tower.