



NYSERDA

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 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 is proving to be a great example of a changing paradigm within commercial real estate. The international law firm’s new space is approximately 20% smaller than the 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 and Robert Director Associates (RDA), Paul Hastings LLP was able to accomplish that goal with style and smart decision-making.

NYSERDA provided funding for the technical assistance services. RDA, a design engineer and energy modeler, handled the entire application and process, requiring minimum effort by Paul Hastings LLP.

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.

Energy Efficiency for Commercial Tenants

NYSERDA supports tenants, landlords, and industry consultants in improving energy efficiency of leased spaces through thoughtful design, proactive maintenance and operations, and actionable plans to reduce energy consumption over the life of a lease. NYSERDA helps cover the cost of identifying energy saving opportunities and developing a plan to implement energy efficiency measures in leased spaces.

Discover what programs are available through NYSERDA to best suit your needs for reducing costs and energy use in your commercial space.

Visit nyserdera.ny.gov/commercial-mixed-use-buildings for more information.



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