



NYSERDA

Rudin rethinks energy with NYSERDA

Case Study

Tenant Name:
**Rudin Management,
Corporate Services**

Building Owner:
Rudin Management

Location:
345 Park Avenue, NYC

Project Size:
39,800 ft²

“We were interested in surpassing the current energy code by creating a high-performance space that really worked for everyone involved. So it was an easy fit for us.”

*—John J. Gilbert III, COO, EVP,
RUDIN Management Co., Inc.*

Overview

Rudin Management, one of New York’s top real estate firms, reached out to NYSERDA for assistance to give its new 39,800-square-foot office space on Park Avenue a major upgrade. With funding from NYSERDA, Rudin partnered with OLA Consulting engineers to conduct an energy and financial analysis to determine which upgrades would best suit the needs and vision of the company.

Actions

OLA Consulting managed most of the process, requiring minimal time commitment from Rudin’s internal team throughout the entire project. The resulting action plan identified several energy-saving measures to incorporate into the construction and design of the space. The plan included estimates and return on investment calculations that helped Rudin select which projects to implement.

Results

Rudin chose a package of energy efficiency measures that included high-efficiency lighting, HVAC, and controls to meet the energy savings and financial goals of the company while exceeding current energy codes. Through the installation and use of Nantum’s Tenant Fractal, an operating system using machine intelligence, Rudin was given floor-by-floor insight into real-time energy usage, space temperature, and occupancy tracking. By implementing the energy efficiency measures in the build-out, Rudin experienced an estimated 20% in energy savings compared to its pre-existing use baseline.

Measures and Estimated Annual Savings



Measure Description

Electric Savings (kWh)

Electric Savings (\$)

HVAC

Variable air volume (VAV) boxes

177,934

\$32,740

Supplemental cooling

26,499

\$4,876

Glazing film

10,645

\$1,959

Supply air dampers

117,754

\$21,667



Lighting & Electrical

Lighting power density

30,491

\$5,636

Lighting controls

25,968

\$4,786

Plug load management

25,301

\$4,655

Total Annual Savings

414,592

\$76,319

Estimated Payback: Approximately 6 years



Due to the success of the project, Rudin implemented recommended upgrades into its other properties for additional savings and benefits. Rudin now showcases its high-performing office spaces to prospective and current tenants interested in energy-saving measures. Since participating in the project, Rudin has taken the lead in promoting greater energy efficiency and providing tenants with support through firsthand experience and knowledge of the process. Rudin continues to make energy efficiency and sustainability a top priority, setting the firm apart from its competitors.



“We look forward to working with these other large commercial owners and our tenants to continue to drive deep reductions in greenhouse gas emissions in our buildings, ensuring that our City is at the forefront of innovative and progressive thinking to fight climate change.”

– Bill Rudin, CEO of Rudin and Chairman of the Association for a Better New York



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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