



NYSERDA

White & Case, LLP raises the bar

Case Study

Tenant Name:
White & Case, LLP

Building Owner:
Rockefeller Group

Location:
1221 Avenue of the
Americas, NYC

Project Size:
440,000 sq. ft.

Overview

In 2016, White & Case, an international law firm based in New York City, signed a 20-year lease for new office space. Before relocating, the firm's Project Committee worked with NYSERDA to develop an energy efficiency model for the 440,000 square-foot space, spanning nine full floors.

Actions

With support from NYSERDA, White & Case partnered with Robert Derector Associates—a design engineer and energy firm—to develop an in-depth energy and financial analysis based on energy savings and costs over the lease term. The three tiers of recommendations varied from equipment upgrades to more innovative suggestions, such as facility management changes to improve operational efficiency.

“When White & Case leased the space, three of the floors were served by dual-duct HVAC: an energy intensive type of HVAC system that tends to simultaneously heat and cool the space it serves. As these were base building systems, they were not directly within the project’s control.”

– Jack Jenkins, RDA’s Energy and Sustainability Director

White & Case made a convincing proposal to the building management team regarding a facility-wide upgrade to the duct system for substantial energy savings. The team converted from a dual duct system to a variable air volume system, which accounted for 28% of the project’s total savings. This exemplifies the importance of dialogue between tenants and building managers to collaboratively reduce energy use.

Measures and Estimated Annual Savings

Measure Description

Building
Electric
Savings (kWh)

Building
Electric
Savings (\$)

Tenant
Electric
Savings (kWh)

Tenant
Electric
Savings (\$)



Lighting

High efficiency LED lighting	63,575	\$11,084	235,019	\$49,354
Lighting controls	92,520	\$14,479	263,496	\$55,335
Daylighting controls	11,681	\$691	56,803	\$11,929



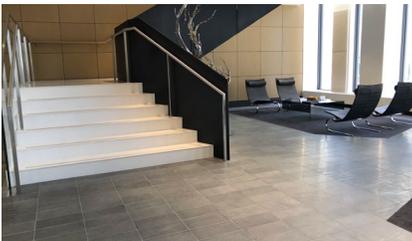
Equipment

VAV duct conversion	971,125	\$246,688	0	\$0
ENERGY STAR® equipment	121,411	\$15,738	520,191	\$109,239
Equipment power management	72,053	\$6,240	333,746	\$70,087
Strategic team placement	298,034	\$88,344	426,317	\$89,526

Total Annual Savings

1,630,399 \$383,264 1,835,572 \$385,470

Estimated Payback: Approx. 1 year!



Another innovative recommendation was strategic placement of workstations. Previously, staff were spread out, requiring office equipment to run long hours for the few employees who work late. By grouping teams with similar office hours on the same floors, optimal equipment schedules were established, especially for lighting and HVAC, which further increased energy savings.

Results

Since relocating, the upgrades resulted in 39% energy savings with a one-year payback. The total energy savings of the project, including both the tenant and building-wide savings, have reduced greenhouse gas emissions by 1,050 tons of CO₂—enough to fill the Empire State Building more than 10 times annually. In addition, responses to the new office design have been overwhelmingly positive, staff complaints regarding temperature reduced by 35%.

With the success of this project still fresh, White & Case is continuing to pursue sustainability initiatives throughout their international offices.



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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