

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 ft²

Overview

In 2016, White & Case, an international law firm based in New York City, signed a 20-year lease for new office space, located at 1221 Avenue of the Americas. Before relocating, the firm's Project Committee worked with the New York State Energy Research and Development Authority's (NYSERDA) Commercial Tenant Program to develop an energy efficiency model for the 440,000 ft² space, spanning nine full floors. "When we were building our new offices, we made energy conservation a priority. We worked closely with our Project Committee to ensure we would make smart decisions relative to conservation," said Raymond Pezzutti, White & Case's Director of Facilities and Office Services.

NYSERDA's Commercial Tenant Program helps empower commercial office tenants and their landlords to explore sustainability options through energy efficiency by supporting partnerships between building owners, experienced consultants, and tenants. The collective expertise of these partnerships helped push past the boundaries of traditional energy-efficient building design.

Actions

White & Case partnered with Robert Derector Associates, a design engineer and energy modeler, to develop an in-depth energy and financial analysis that included three tiers of options based on energy savings and costs over the lease term. Recommendations varied from traditional equipment upgrades to more innovative suggestions, such as facility management changes to help the company operate more efficiently.

The results of the energy model allowed White & Case to make a convincing proposal to the building management team regarding a building-wide upgrade to the duct system, which would result in substantial energy savings. The team ultimately agreed to take on the project—converting from a dual duct system to a variable air volume system which accounted for 28 percent of the project's total savings. This is a great example of how NYSERDA's Commercial Tenant Program facilitates dialogue between tenants and building managers to work collaboratively toward reducing 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**



One of the more innovative recommendations for White & Case was strategic placement of their staff. Previously, teams were spread out, requiring all office equipment to run long hours for the few staff members with the tendency to work late. By grouping teams with similar office hours on the same floors, optimal equipment schedules could be established, especially for lighting and HVAC, which proved to be very beneficial.



Additionally, White & Case chose to install high-efficiency LED lighting with several sensors to allow dynamic control over the space through occupancy and natural light changes. ENERGY STAR® rated computer and office equipment, along with power management settings, provided additional, easily attainable savings.



Results

Since relocating, staff responses to the new office design have been overwhelmingly positive. The upgrades provided 39 percent energy savings for the company with a one-year payback, as well as reduced staff complaints about temperature by 35 percent. 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.

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

The NYSERDA Commercial Tenant Program

Through the Commercial Tenant Program, NYSERDA shares up to 100% of energy analysis costs for tenants. The program helps commercial building owners, managers, and tenants capitalize on their energy efficiency investments, and turns energy saving commitments into highly functional, customized office spaces.



Discover how to reduce costs and energy use in your commercial spaces with NYSERDA.

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