



Historic Energy Performance Contracting Project

With the help of Holland & Knight, the Empire State Building plans an environmentally-friendly retrofit.

Holland & Knight attorney Jonathan Furr recently completed contracts for a historic energy performance contracting project for the Empire State Building. The end result of the \$20 million building retrofit project will reduce energy use in the building by up to 38 percent and will be a key part of the owner's strategy to pursue LEED-EB Gold Certification.

Once completed, the retrofit should put the building among the top 10% of energy efficient buildings worldwide. The upfront costs of retrofitting older buildings often prevent owners from doing so, but the energy savings for the Empire State Building, built in 1931, will pay back all initial costs of the project. The contracts prepared by Holland & Knight ensure the owner receives guaranteed energy savings over a 15-year term.

The owner tasked the project team with creating a replicable contract template that can be used by other property owners for energy retrofits, building on the standard contract form Holland & Knight prepared for the Building Owners & Management Association (BOMA) International Energy Performance Contracting Model program. To accomplish this project, Mr. Furr teamed up with Holland & Knight attorneys Mike Cavanaugh (Washington, D.C.), Bryan Phillips (Washington, D.C.), Greg Meeder (Chicago) and Andrew Fiske (Chicago).

Holland & Knight is one of the only national law firms with expertise in energy performance contracting. Our work in this area combines the government, real estate, construction, and business practice areas to provide the full range of legal services related to green building, energy efficiency and climate change.

For additional information, please contact:



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