

ENERGY / GREEN BUILDINGS

Resnick clocks up another eco upgrade

Continuing to advance its ambitious program to environmentally upgrade its entire real estate portfolio, Jack Resnick & Sons announced that its distinctive 35-story office building at 199 Water Street has been awarded LEED Certification by the U.S. Green Building Council (USGBC).

Opened in 1984 and long regarded as one of the premiere properties in the downtown office market, the 1.1 million square foot Class A office tower, also known as One Seaport Plaza, is currently undergoing a major upgrade and repositioning to transform it into a modern 21st century building.

While only 70,000 s/f is currently vacant, approximately 300,000 s/f of virtually column-free, waterfront tower floors offering incredible views will be available for lease in the first quarter of 2015.

The LEED certification of 199 Water Street follows closely on the heels of the LEED Silver and Energy Star certifications of the Resnick firm's signature redevelopment at 250 Hudson Street.

Other Resnick properties already registered for LEED certification include 8 West 40th Street and the Energy-Star certified 315 Hudson Street.

The Resnick firm was able to earn LEED certification for 199 Water Street through the following achievements:

- Increased energy efficiency through an advanced building management system which improved overall building plant operations.

- Introduction of variable frequency drives (VFDs) to control the building's cooling and pumping systems.

- Lighting retrofits.

- Implementation of Best Management Practices in waste and recycling to divert 85% of the building's daily waste production away from landfills

- Use of Green Seal-Certified cleaning products

- Advanced chemical treatment and biological control for cooling towers

- Consideration to Central Park Conservancy to cover maintenance of native plantings

in the Turtle Pond area.

The Resnick organization, which recently installed a magnificent 12,000 s/f green roof at its West 56th Street luxury residential tower Symphony House, is also eyeing sustainability for the balance of its residential holdings and its approximately 6 million square feet of commercial office properties.

As part of the overall repositioning of 199 Water Street, the Resnick firm has commissioned Swanke Hayden Connell Architects, the same firm that originally designed the building, to create a magnificent new lobby experience for One Seaport Plaza, which will be highlighted by a new energy efficient LED lighting scheme and new exterior and interior signage by the environmental graphic firm Design 360.



199 WATER STREET