

Empire State Building Company Selects Lutron Lighting Control Technology to Help Achieve Sustainability Goals

products save energy and enhance tenant comfort

Coopersburg, PA (July 17, 2012) – Energy-saving lighting control manufacturer Lutron Electronics announced today that it has been selected by the Empire State Building Company, LLC, owner of the Empire State Building (ESB), the World's Most Famous Office Building, to provide sustainable lighting control solutions for pre-built tenant spaces throughout the iconic, 1930s, pre-war structure. The Lutron solution, developed in collaboration with ESB property manager Jones Lang LaSalle, is expected to provide total lighting energy savings of up to 65%¹ and a reduced installed payback period of 2.75 years (down from 6 years).

ESB, partnering with the Clinton Climate Initiative; Johnson Controls, Inc.; Jones Lang LaSalle; and the Rocky Mountain Institute, is undergoing a building-wide retrofit to improve energy efficiency and financial performance to reduce the building's energy use by 38% and energy bills by \$4.4 million a year, while also preventing 105,000 metric tons of greenhouse gas emissions over the next 15 years.

ESB pre-built tenant spaces offer companies turnkey solutions for building out offices that exactly meet their needs. The ESB's goals for the energy retrofit of these spaces include:

1. Enhancing performance while reducing renovation costs
2. Reducing the cost and time required for future tenant improvements
3. Not compromising on tenant service and comfort
4. Adopting solutions that integrate and interoperate with other building systems

The use of Lutron solutions in these spaces will help the ESB meet their goals and offer potential tenants the opportunity to operate in energy-efficient spaces while saving energy and benefiting from reduced electric bills.

Lutron solutions used in the ESB include:

- Occupancy/vacancy sensors that turn lights off when spaces are unoccupied and daylight dimming controls that adjust light levels based on available daylight
- wireless components for easy retrofit and minimal disruption

These products deliver world-class performance and meet stringent return-on-investment requirements as defined by ESB ownership. In fact, with the adoption of Lutron control solutions, the installed payback period for lighting controls was reduced from 6 years to 2.75 years.

"Lutron is proud to be an integral contributor to the sustainable nature of the ESB and to collaborate with them on creating a space that is highly rentable, attracts and retains high-quality tenants and reduces operating costs over the life of the installation," said Michael Pessina, President of Lutron. "The solution we've created together can be easily repeated in any whole-building retrofit."

"The Lutron products used in ESB create savings, are easy to install, and help us and our tenants improve our bottom lines," said Anthony Malkin of Empire State Building Company. "The resulting integrated product solution, including both wireless and digital controls, is expandable throughout ESB, and is repeatable in virtually any commercial office building. It is also helping us in our effort to exceed our building-wide energy-reduction target of 38%."

Energy and financial savings are critical as older buildings like ESB are converted to new, sustainable standards. Lighting uses the majority of electricity in a typical commercial building (39% of annual electricity use³) and a considerable amount of building peak loads (30% of peak electricity use⁴).

Lutron is an acknowledged leader in providing smart, scalable, integrated and affordable solutions with proven technology that can reduce lighting electricity by up to 65% on any given project¹. Across the country, Lutron estimates that its products – including lighting controls and sensors – save the nation nearly 10 billion kilowatt hours of electricity, which is approximately \$1 billion in utility costs, nearly 7 million tons of CO2 emissions, or the equivalent of more than 7 large coal power plants².

In addition to creating a simple, repeatable, whole-building retrofit solution, ESB ownership is leading the industry in sustainable design for commercial retrofits. According to Malkin, Lutron was highly committed to helping the project's designers, specifiers and contractors understand how to estimate, install, program and use these new products and solutions as efficiently as possible. With more than 50 years of experience in energy-saving innovation, Lutron was a perfect fit.

"Lutron products are state-of-the-art, cost-effective, and architecturally beautiful. The technical innovation of their wireless solutions has made them the Empire State Building's choice for energy-saving lighting controls," said Malkin.

About Empire State Building (www.esbnyc.com)

Soaring 1,454 feet (from base to antenna) above Midtown Manhattan, the Empire State Building is the *"World's Most Famous Office Building."* With new investments in infrastructure, public areas and amenities, the Empire State Building has attracted first-rate tenants in a diverse array of industries from around the world. The skyscraper's robust broadcasting technology supports all major television and FM radio stations in the New York metropolitan market. The Empire State Building was named America's favorite building in a poll conducted by the American Institute of Architects. The Empire State Building Observatory is one of the world's most beloved attractions.

and is the region's #1 tourist destination. For more information on the Empire State Building, please visit www.esbnyc.com, www.facebook.com/EmpireStateBuilding or [@EmpireStateBldg](https://twitter.com/EmpireStateBldg).

About Lutron Electronics (www.lutron.com)

Lutron Electronics, headquartered in Coopersburg, Pennsylvania, designs and manufactures energy-saving light controls, sensors, automated window treatments and appliance modules for both residential and commercial applications. Its innovative, intuitive products can be used to control everything from a single light, to every light, shade and even stand-by power in a home or commercial building. Lutron products make any space more versatile, while enhancing ambiance, comfort and productivity. They also save energy and make light bulbs last longer, making them an eco-friendly addition to the home and workplace. Founded in 1961, Lutron estimates that the installed base of its products saves the nation nearly 10 billion kWh of electricity, or approximately \$1 billion in utility costs per year. Lutron manufactures more than 16,000 energy-saving products, sold in more than 100 countries around the world.

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¹ Although combined savings for a building from individual room strategies are not additive, solutions that utilize all strategies typically save 60% or more. Glenn Hughes, director of construction for The New York Times Company building in New York City reports 75% lighting energy savings using Lutron systems. Jeff Choma, manager of mechanical and electrical systems at Georgian College in Ontario, Canada reports 70% lighting energy savings using Lutron systems. Lighting energy savings exceeding 60% is frequently reported by customers using Lutron solutions as part of an overall energy-savings design program

² Estimated savings based on Lutron sales; typical residential (a) and commercial energy use per circuit (b); and typical dimmer savings (c); a U.S. average electricity rate of \$0.11 per kWh (d); estimated greenhouse gas equivalency (e); and the average generating capacity of a coal power plant (f). Visit <http://www.lutron.com/general/EnergyFacts/Pages/EnergyFacts.aspx> for more information.

- a. Estimated 300W at 3 hours per day use.
- b. Estimated 700W at 3500 hours annual use.
- c. Lighting Efficiency Technology Report: Volume I. 1999. California Energy Commission.
- d. Energy Information Administration (EIA)
- e. U.S. annual non-baselined CO₂ output emission rate, year 2007 data U.S. Environmental Protection Agency, Washington, DC.

³Energy Information Administration, 2003 Commercial Buildings Energy Consumption Survey, released April 2009. (www.eia.doe.gov/emeu/cbecs/cbecs2003/lighting/lighting1.html)

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⁴Rubinstein, F.; Kilcote, S. (2007). Demand responsive lighting: A scoping study. Ernest Orlando Lawrence Berkeley National Laboratory, Energy Environmental Technologies Division