

Goldman Sachs 30 Hudson Street

Jersey City, New Jersey

Building Type:	Office high-rise
Recognition Status:	LEED for New Construction v2.0 Certified
Completion Date:	2004
Gross Square Footage:	1.5 million sq. ft. (139,000 sq. m.); 42 stories
DOE Climate Zone:	Zone 3 (5100 HDD, 1000 CDD)

PROJECT OVERVIEW

The high-rise tower at 30 Hudson Street is an expansion of Goldman Sachs' Manhattan office facilities and is located just across the Hudson River in New Jersey in the Colgate Redevelopment District, a brownfield site. There is a strong pedestrian connection between the building and the river, where a ferry terminal provides alternative transportation to and from Manhattan. Architect Cesar Pelli designed the nearly 800-foot-tall (240-meter-tall) Leadership in Energy and Environmental Design (LEED)-Certified tower, demonstrating the investment firm's early adoption of green building practices. When the design process began, the U.S. Green Building Council was still in its infancy and had only recently initiated its first LEED Rating System pilot program.



THE BOTTOM LINE

Michael Butkiewicz, Vice President and Head of Capital Projects in the Americas, explains that Goldman Sachs is “an entrepreneurial firm, so when [they] look at going green, it must make sense. It must make commercial sense.” The 30 Hudson project helped demonstrate the firm's commitment to community, environmental responsibility, resource efficiency, and employee health and comfort. An example of this commitment includes views to the exterior and maximized daylight for occupants to enjoy. The building was so effective at saving money and resources while promoting a healthy work environment, that all Goldman Sachs capital projects and operational procedures now incorporate uniform green building standards based on the LEED Rating System. When the firm completes its new headquarters in Manhattan, it will be the largest owner of LEED-rated commercial office property; a clear indication that high-performance building translates to means better business.

30 Hudson Street on the Jersey Shore of the Hudson River
© David Sundberg, Esto



Daylighting reduces lighting energy use in lobby / © David Sundberg, Esto

TRANSFORMING A BROWNFIELD SITE TO A RESTORATIVE AREA

The office tower at 30 Hudson Street was built in the Colgate Redevelopment Park, the site an old Colgate factory. Goldman Sachs sought to develop the land not only to contribute to neighborhood redevelopment, but also to contribute positively to the Hudson River watershed. To realize these goals, extensive soil remediation and removal took place before construction began to clean up the brownfield site and prevent polluting the river. The building is designed to control stormwater runoff into the Hudson, and to conserve potable water. This water is used to irrigate the building's landscape and to replace water loss from the cooling tower. Rainwater harvesting, water-saving fixtures, and reduced irrigation demand saves over 4.2 million gallons (16 million liters) of water per year. The project team not only considered the building's hydrological impact on the Hudson River, but also its effect on avian migration. Various bird species routinely fly through the airspace occupied by the high-rise. To prevent bird-building collisions, the design team specified non-reflective glazing and minimized exterior building lighting.

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30 Hudson Street**

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*Gym lockers containing of FSC-certified wood
© David Sundberg, Esto*

*“We are an entrepreneurial firm,
so when we look at going green,
it must make sense. It must make
commercial sense”*

*— Michael Butkiewicz, Vice President
and Head of Capital Projects
in the Americas, Goldman Sachs*



*Cafeteria
© David Sundberg, Esto*

***BUILDING MATERIALS PROMOTE
EMPLOYEE HEALTH***

Sustainably-harvested wood was featured throughout 30 Hudson, including all of the wood used in the interior. The Forestry Stewardship Council (FSC)-certified steamed sycamore in the lobby creates a beautiful interior space and demonstrates a commitment to using green materials. Over 900 FSC-certified wood doors were used throughout the building, as well as materials with high-recycled content. Additionally, paints and carpets containing low levels of volatile organic compounds provide a healthier work environment for all employees.

PROJECT TEAM

Owner/Developer:
Goldman, Sachs & Co.

Architects:
*Cesar Pelli & Associates
Adamson Architects Inc.
Skidmore, Owings & Merrill LLP
Gensler and Associates/
Architects, Inc.*

Mechanical and Electrical Engineer:
Jaros Baum & Bolles

Structural Engineer:
Thornton Tomasetti Engineers

Landscape Architect:
Balmori Associates Inc.

Commissioning Agent:
Jaros Baum & Bolles

Contractor:
Turner Construction Company

“We incorporated LEED standards into all our capital projects and operating procedures. With the building of our new headquarters, we will be the largest owner of LEED certified buildings.”

*— Anthony Cammarata
Corporate Services and Real Estate
Goldman Sachs*

SOURCES

*Cindy Quan
Capital Projects
Goldman Sachs
Michael Butkiewicz Vice President
and Head of Capital Projects
in the Americas, Goldman Sachs
U.S. Green Building Council LEED™
Scorecard for 30 Hudson Street*

“We believe a healthy environment is the foundation for a sustainable strong economy, and that in itself is a business case for doing the right thing as it relates to the environment.”

*— Anthony Cammarata
Corporate Services and Real Estate
Goldman Sachs*