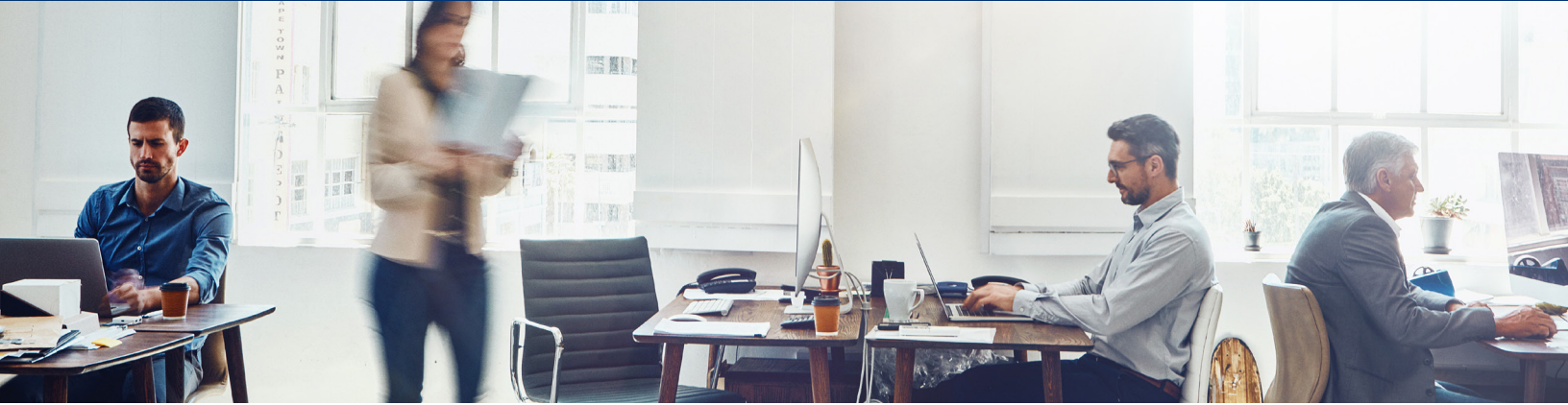


Commercial Tenant Program For Tenants



DO YOU WANT TO:

Increase employee productivity, comfort, and wellness?

Improve talent attraction and retention?

Save money on your energy bills?

Fulfill corporate sustainability goals?



visit:
nyserdera.ny.gov/CTP

email:
commercialprograms@nyserdera.ny.gov

Get the expert advice you need to get started on improving energy efficiency

Businesses increasingly consider sustainability in their decisions, and their employees want green, healthy, and modern spaces.

What is the Commercial Tenant Program?

The Commercial Tenant Program can cover up to 100% of the cost of hiring an energy consultant to help make leased commercial spaces more energy efficient and sustainable.

Why should you participate?

Decisions made during the initial design phase of a project can have a substantial impact on energy costs and the environmental footprint of a leased space throughout the lease term. Improving energy efficiency also boosts occupant wellness and comfort.

When can you apply?

The Commercial Tenant Program is available throughout the entire leasing cycle, from space selection through occupancy; however, participating during the site selection and planning stages is proven to yield the best results for designing and maintaining a high performing and energy efficient workplace.

What can an energy consultant do for you?

- Design new build-outs and renovations to maximize energy efficiency
- Perform energy assessments and feasibility studies
- Create plans and recommendations for proactive maintenance and operations to reduce energy consumption over the life of a lease
- Calculate projected energy and cost savings of energy efficiency projects
- Identify financing options and provide technical support for financing applications
- Provide expert advice on issues, technologies, and equipment upgrades

NYSERDA offers up to \$100,000 in incentives to help building owners and tenants create and operate more energy efficient spaces.¹

¹ The incentive does not cover the cost of implementing any measures. There may be additional incentives available for implementation through your utility, or other rebate programs—ask your consultant for information on incentives available to you.



NYSERDA



Generating value for tenants signing new leases

Designing an energy efficient space from the start is proven to yield the most savings over the lease term. Tenants that take this into consideration can reap significant benefits:

Saving money on energy bills

By incorporating efficiency measures in their leased space, tenants can expect a **20-50%** reduction in energy use with a three- to five-year payback. Plus, energy savings accrue over time, so over longer leases, these add up to significant avoided costs.

- By including energy efficiency in their new space fit out in NYC, White & Case LLP achieved an estimated annual cost savings of \$390,000, or \$7.7 million over the 20-year lease term.²
- Paul Hastings LLP was able to achieve an estimated \$4.3 million in savings over their 16-year lease (\$270,000 annually) through the energy efficient design of their 190,000 square foot office.³
- For additional case studies, please visit nyscrda.ny.gov/CTP

Increased employee productivity, comfort, and wellness

In addition to generating savings on energy bills, high-performance facilities benefit employers by creating healthier, more comfortable environments conducive to improved productivity. Studies show that:

- Employees in high-performing green certified facilities outperformed their counterparts in high-performing traditional buildings in 7 of the 9 domains of cognitive function measured.⁴
- Employees in green certified buildings report being happier and healthier—which leads to an estimated 30% reduction in absenteeism.⁵

“The upgrades reduced staff complaints about temperature by 35%.”
— White & Case, LLP

Improved talent attraction and retention

Seventy-five percent of job seekers care that their potential employer supports and values their health and wellness.⁶ Businesses that focus on sustainability have increased recruitment and retention rates.

- After participating in the Commercial Tenant Program, Gensler, the world’s largest architecture firm, realized a 25% increase in workplace satisfaction. Additionally, they found that 74% of staff felt the physical work environment had a positive impact on their overall job satisfaction.⁷

2. NYSERDA. Energy Efficiency in Leased Office Space for Law Firms; 3. NYSERDA. Energy Efficiency in Leased Office Space for Law Firms; 4. Building and Environment. The impact of working in a green certified building on cognitive function and health; 5., 6. Stok. The Financial Case for High Performance Buildings: Quantifying the Bottom Line of Improved Productivity, Retention, and Wellness; 7. NYSERDA. Gensler Walks the Talk.

Ready to get started?

Learn more and apply at nyscrda.ny.gov/CTP

If you have questions or need support, reach out to commercialprograms@nyscrda.ny.gov

