



Sustainable Office Design Program

Brought to you by Eversource and National Grid

Discover high-performance lighting solutions for tenant space

Integrate energy-efficient lighting designs into your next tenant improvement project with help from the Sustainable Office Design program. This initiative from Eversource and National Grid offers the leased commercial office market incentives and solutions for lighting and controls.

Sustainable Office Design Benefits

For Building Owners:

- Saves on operational costs (where lease permits)
- Improves building values and rents
- Helps attain LEED® or ENERGY STAR® certification
- Improves customer service to tenants and enhances sustainability branding in market

For Tenants:

- Saves on operational costs (where lease permits)
- Helps achieve corporate sustainability goals and improves brand image
- Contributes to LEED ID+C: Commercial Interiors credits
- Improves quality of space and boosts employee comfort and productivity

Eligibility Requirements

Sustainable Office Design is a performance-based incentive program that sets efficiency thresholds while allowing design flexibility. The program is open to all office buildings and design/architecture firms that meet the following criteria.

- **Minimum Space Requirement:**
7,500 SF
- **Open Office Component:**
> 40%
- **Partition Heights:**
< 48"
- **Lighting Power Density (LPD):**
< 0.675 W/SF
- **Controls Density:**
< 290 SF/control point



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continued

CASE STUDY:

Cimpress Waltham, MA

Cimpress, a manufacturer of customized products for small businesses and graphics professionals, occupies a 314,000-square-foot building owned by Hobbs Brook Management.

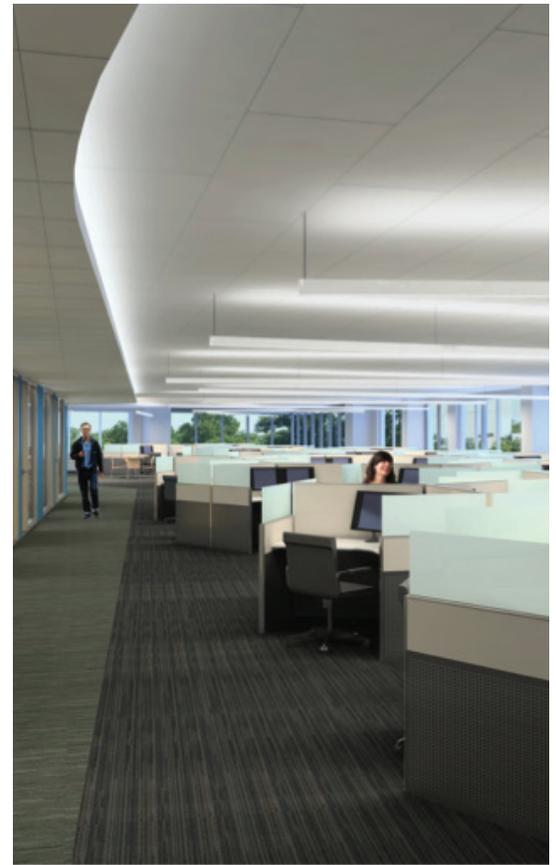
The Need

Cimpress wanted a smart office design that would achieve LEED Gold certification, enhance overall comfort, and foster employee creativity.

The Solution

Cimpress partnered with the energy experts at Sladen Feinstein and AHA Consulting Engineers to develop an office design. This tenant improvement fit-out includes a lighting control system with sensor-based, manual-on control via relays, daylight sensors, vacancy sensors, and low voltage

The design team met the Sustainable Office Design program requirements, and received an incentive from Eversource for new lighting and controls totaling \$198K.



"Sustainable practices, better technologies and enhanced workspace design are on the agenda of any landlord, tenant or architect. Our TIs are getting more sophisticated, environmentally friendly, and focused on our employees."

Albert Plans, Cimpress

The Results

With advanced lighting technology and 54% open space, the Cimpress office has low LPD requirements at 0.55 W/SF while remaining a high-quality lighting environment.

- **Electric Project Cost:**
\$1,730,870*
- **Electric Incentive Paid:**
\$198,776
- **Annual Electric Savings:**
399,540 kWh/year, or
196 tons of CO2 emissions
- **Estimated Savings:**
\$59,931 per year, or
\$898,965 over systems' lifespans

**Includes the cost for light fixtures and controls (no labor)*

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