



Energy Efficiency Case Study

Brought to you by Eversource and National Grid

Sustainable Office Design Program

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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ARC/Architectural Resources Cambridge Boston, MA

ARC, an architectural, planning, and interior design firm, leases 19,218 square feet of office space at 501 Boylston Street.

Need

ARC wanted to transform their office into a showcase LEED Gold certified space through efficient and beautiful design, and dramatically reduce electricity usage without negatively impacting lighting quality.

Solution

ARC collaborated with Lam Partners, a lighting design firm. The resulting design included almost 100% LEDs; ceiling and wall lighting that enhanced bright, natural light; elegant, lowprofile fixtures; and concealed indirect lighting. The design also used occupancy sensors and responsive dimming controls. The design team met the Sustainable Office Design program requirements, and received an incentive from Eversource for new lighting and controls for more than \$19K.

“I was motivated as a designer to help my client meet their goal of a showcase space for very low-energy high-quality lighting, and sustainable interior design...and to get them the incentives to help pay for it.”

Glenn Heinmiller,
Lam Partners

Mass Save as a Strategic Partner

Whether you are building a new manufacturing facility, upgrading old, inefficient equipment or manage a property in need of energy improvements, the Sponsors of Mass Save will help you identify cost-effective energy efficiency improvements, provide technical assistance, and offer financial incentives in addition to interest-free loans to help kick-start your company’s next big project. To learn about these and other commercial and industrial energy efficiency programs available, visit MassSave.com/Business.



Results

ARC and its collaborators created a sustainable, energy-efficient office space and achieved the lowest possible LPD through computer modeling and careful fixture selection.

Electric Project Cost

\$155,795

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

Mass Save Sponsor Incentives

\$19,218

Annual Electric Savings

34,592 kWh/year, or 17 tons of CO2 emissions

Estimated Savings

\$5,189 per year, or \$77,832 over systems’ lifespans

About Mass Save:

Together, we make good happen for Massachusetts: Berkshire Gas, Cape Light Compact, Eversource, Liberty Utilities, National Grid and Unitil. As one, we form Mass Save®, with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy efficient future.

WE ARE MASS SAVE*:

