



# 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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## 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.

### Need

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

### 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

## 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](http://MassSave.com/Business).



### 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

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

### Mass Save Sponsor Incentives

\$198,776

### Annual Electric Savings

399,540 kWh/year,  
or 196 tons of CO<sub>2</sub> emissions

### Estimated Savings

\$59,931 per year,  
or \$898,965 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\*:



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