Select Opportunities for Commercial Real Estate Members

BETTER BUILDINGS ALLIANCE

Members in the Better Buildings Alliance agree to participate in at least one program activity each year and share their successes with their peers. Explore a variety of activities below tailored to your sector, from testing out an implementation model to joining a technology adoption campaign. Contact us to participate today!

Technology and Market Solutions

Try a new technology or market solutions activity for your sector. To view a full list of activities, visit each team's webpage on the Technology Solutions pages or Market solutions pages.

Team	Activity
Lighting & Electrical	▶ **New in 2015** Interior Lighting Campaign: Receive technical assistance and win awards for high efficiency troffer lighting retrofits. Coming soon: a specification for 2x2, 2x4, and 1x4 troffers, a utility incentives database, product lists, technical reports, and case studies. ▶ Lighting Energy Efficiency in Parking Campaign (LEEP): Receive technical assistance and recognition for reducing parking garage and parking lot energy use.
Energy Management Information Systems (EMIS)	▶ Use the technology classification framework, EIS cost and benefits report, and EMIS crash course to learn about critical aspects of successful EMIS use.
Space Conditioning	▶ Advanced RTU Campaign (ARC): Install efficient HVAC rooftop unit (RTU) technology. Gain access to DOE technical experts, be recognized for achievements in RTU retrofits or upgrades, and qualify for discounts on ASHRAE technical guides. ▶ Coming soon: Best practices for duct leakage fact sheet and guidance for a systems approach to central plant HVAC.
Renewables Integration	▶ Use the solar decision guide to evaluate solar for your organization. ▶ Stay tuned for the forthcoming guide discussing the drivers and barriers of solar PV in commercial leased buildings.
Plug & Process Loads	▶ Select appropriate controls strategies for the plug and process loads in your buildings.
Market Solutions	▶ Utilize green lease language and apply for the Green Lease Leaders Recognition. ▶ Overcome barriers to energy efficiency financing by leveraging solutions to common barriers. Consider ESCO financing, Property Assessed Clean Energy (PACE) financing, Energy Service Agreements, and other mechanisms.

Procurement Specifications

Try a procurement specification tailored for your sector when purchasing energy efficient technologies. The specifications listed below have the potential to offer significant benefit for the various end-use energy consumers in commercial buildings.

Specification	Savings Opportunity
High-Efficiency Troffer Lighting	**Save 15% – 45%** on lighting energy costs by replacing fixtures and up to **75%** by using controls. View spec. A **Walmart Neighborhood Market** in Wichita, KS installed an LED system with bi-level controls that reduced power usage over typical linear fluorescents by 29%. View the case study.
LED Site Lighting (for Parking Lots)	**Save 40%** or more on energy costs; additional benefits include long life, reduced maintenance costs, and improved lighting uniformity. View spec. **T.J.Maxx** realized a 3-year payback by replacing high-pressure sodium and metal halide luminaires with LED technology. View the case study.
High-Efficiency Parking Structure Lighting	**Save nearly 15%** on energy costs compared to current code; additional energy savings are possible with lighting controls and day-lighting techniques. View spec. **Cleveland Clinic Foundation** in Cleveland, OH installed a LED system in a 970,250-square-foot garage that utilizes sensors to operate in low states, and saved 82% on energy use. View the case study.
High-Efficiency Wallpack Lighting	**Save approximately 40%** by replacing fixtures and **70%** by using controls. Additional benefits include longer life and lower maintenance costs. View spec. If a hotel of 185 rooms applied the specification at 1,200 sites across its building portfolio, it would save an estimated 12.7 million kWh and $1.3 million in energy savings annually.
Commercial Heat Pump Water Heater	**Save 70%** on water heating energy by using heat pump water heaters instead of electric storage water heaters. View spec. A **commercial kitchen** with daily hot water usage of 1,000 gallons installed a heat pump water heater with a heating capacity of 32,000 British thermal units per hour and a coefficient of performance of 3.5. The heat pump water heater saved the facility more than $6,000 per year with additional space conditioning impacts.
Low-Voltage Distribution Transformer	**Save more than 40%** on energy use by installing high-efficiency distribution transformers. View spec. The **University of California, Merced** replaced two existing distribution transformers at an off-campus office building with high-efficiency models, and reduced related energy losses by 85%. View the case study.

Implementation Models

Try a proven solution from a Better Buildings Challenge partner. Better Buildings Challenge partners share strategies for addressing key barriers to energy efficiency, including policies, processes, outreach efforts, tools, and resources. Click here for a full list.

Topic	Barrier	Solution
Leveraging Green Leases to Reduce Energy and Water Use **THE TOWER COMPANIES**	▶ Limited access to energy data in commercial leased space ▶ Limited control over energy use and plug load within leased space	▶ Include a green appendix in standard lease agreement offered to new and renewing tenants
Accessing Tenant Utility Data in Triple-Net Leased Buildings **PROLOGIS**	▶ Lack of access to tenant utility data in triple-net leased buildings	▶ Include a clause in tenant lease language requiring utility data to be shared at the landlord's request ▶ Add a utility authorization step to the tenant move-in process ▶ Coordinate with local utilities to access whole-building data
Student Fellowships to Kickstart In-House Energy Programs **SHORENSTEIN PROPERTIES**	▶ No dedicated position for coordinating energy efficiency and sustainability initiatives across the real estate portfolio	▶ Hold an annual summer fellowship program that provides analytic and strategic support to accelerate energy efficiency investment and communicates the value of sustainable investments
Data Update and Certification Scorecard **TIAA-CREF**	▶ A lack of visibility into the energy and water usage of third-party-managed assets	▶ Add sustainability metrics to the existing property governance scorecard, part of a formal performance assessment of third-party property managers
Building Upgrade Value Calculator **USAA REAL ESTATE COMPANY**	▶ Difficulty garnering approval for investments in building energy efficiency due to incomplete understanding of financial and other benefits	▶ Develop a tool to convert the results of energy efficiency upgrades into metrics that are meaningful for financial decision makers
Good, Better…BEST Standards of Sustainability **TRANSWESTERN**	▶ Lack of advanced benchmarking system, procedures to identify cost-effective opportunities, and methods to rate and track performance in energy efficiency and sustainability	▶ Establish a rating system and model for the entire portfolio, incorporating sustainability best practices and minimum standards for energy efficiency