



To qualify for the 50% cost-share a tenant-specific project needs to meet the following criteria:

- 1) The **tenant** must be either:
 - ✓ Renewing, signing, or undergoing lease negotiation; or
 - ✓ Substantially renovating a space it currently occupies. To the extent that permits will be required for compliance with Energy Code.
- 2) The **space** must:
 - ✓ be a commercial office space;
 - ✓ be located in New York State;
 - ✓ occupy 50% or less of the building's total square footage; and
 - ✓ not have been renovated within the last year.
- 3) The **electricity distribution utility**, serving either the tenant or the facility in which the space is located, must pay into the System Benefits Charge (SBC). Note: ConEdison electricity customers in NYC will usually meet this requirement.
- 4) The **energy modeler** must meet NYSERDA's criteria for modeling experience and capability.
- 5) The **project** must be in the pre-CD phase to qualify; but will get the most out of the program if it applies at the pre-DD phase, or earlier.

NYSERDA Commercial Tenant Program; Part 5: Does Your Project Qualify?

By Jack Jenkins

Welcome to the fifth and final part of our series on the new NYERDA Commercial Tenant Program.

If you missed any of the previous parts you can check them out [here](#).

In this final part we are taking a look at the eligibility criteria for the new program.

PART 5: HOW DO PROJECTS QUALIFY FOR THE 50% COST SHARE?

The NYSERDA Commercial Tenant Program provides cost-share incentives for both: tenants building-out a leased space; and for owners or managers looking to develop a generic package of energy savings applicable to standard tenant spaces in a building. In this update we will focus on tenant projects.

Tenants are not required to implement any of the ideas analyzed. However, the analysis must include measures that exceed energy code for at least two of the following five building systems: Lighting, HVAC, Water Heating, Plug and Process Loads, and Building Envelope.

If the tenant does choose to implement at least one of the ideas, NYSERDA will undertake free Monitoring and Verification (M&V), to verify the actual energy savings achieved in the space.

Projects That Don't Meet NYSERDA's Criteria

Remember that energy modeling may be worthwhile even if a project does not meet NYSERDA's criteria. As discussed in [part four](#): even without the cost-share, a 20,000 rsf build-out should pay back the cost of tenant energy modeling within about 2.5 to 3 years.

Energy Saving Idea:

During a recent project we looked at replacing standard workstation IT equipment with a combination of: efficient monitors, low power laptops; and 'cloud' based processing power located in a remote data center.

We found that this would cut our client's energy costs by a whopping 17%. Due to both reduced overall energy use, and lower utility prices at their remote data center location.

The client (who will achieve more than 30% in savings from other ideas) did not to make this change during the build-out. But can now use our results to inform future discussions of their business-wide IT strategy.



Jack Jenkins, CEA, LEED AP BD+C

Jack leads the Energy and Sustainability group at RDA. He is a keen advocate for a greener economy, and has spent over 10 years providing independent analysis to help organizations both become more sustainable and cut their energy costs.

:: [E-mail Jack](#) :: [ph 212.764.7272](tel:212.764.7272)

Questions? Give us a call or send us an email: we will be delighted to talk you through whether or not energy modeling is right for your project.

Want more Energy Saving Ideas from RDA?

Don't forget to sign-up to get future issues of Energy Saving Ideas sent straight to your inbox:

SEND ME MORE
ENERGY SAVING IDEAS

In Energy Saving Ideas we send our clients and industry colleagues free ideas and insights from the RDA Energy and Sustainability Group

RDA ENERGY AND SUSTAINABILITY GROUP

The Energy and Sustainability Group at RDA provides independent analysis for commercial tenants, data centers and building owners. Delving deep into how our clients use energy and what they can do to use less.

Our approach is to distill clear and pragmatic advice from technical detail: helping decision makers to quickly see both the strength of a business case, and whether specific measures make sense for their situation.

Our services include:

- Energy Modeling and Cost Savings Analysis
- Energy Modeling for Code Compliance
- LL87 Energy Audits and Retro-Commissioning
- Renewable or Alternative Technology Feasibility
- Portfolio-Wide Energy Strategy

RDA is licensed to practice as professional engineers in 27 states. We also hold the following energy related qualifications and certifications: Certified Energy Auditor (CEA); Existing Building Commissioning Professional (EBCP); LEED Accredited Professional Building Design and Construction (LEED AP BD+C); LEED Accredited Professional Interior Design and Construction (LEED AP ID+C) LEED Accredited Professional Operations and Maintenance (LEED AP O+M); LEED Green Associate; and NYSERDA FlexTech Consultants.

Previous clients include: Boston Properties; TIAA-CREF; Muss Development Group; Capstone Equities; The Olnick Organization; Moinian Group; The Nightingale Group; Renaissance Technologies; Morgan Stanley; Blackstone; Santander; SWIFT; Lloyds Banking Group; Gensler; Ernst & Young; Cushman Wakefield; Jones Lang LaSalle; Paul Hastings LLP; White & Case LLP; Ericsson; and The Coca-Cola Company.

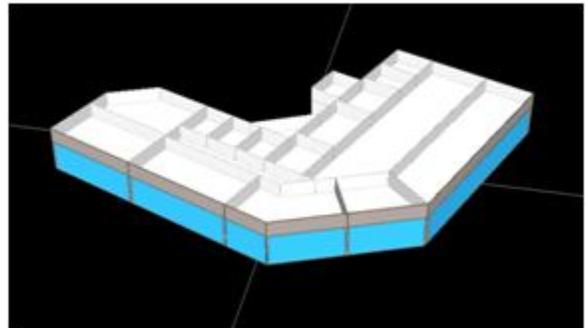


Image from RDA Energy Model for a part floor fit-out