



## **NYSERDA Commercial Tenant Program; Part 1: What Is In It For Tenants?**

By Jack Jenkins

NYSERDA recently launched a new \$5.75 million incentive program for Tenants in New York. The Commercial Tenant Program will pay 50% of the cost of energy modeling, to cut energy costs in Tenant space.

This is great news for tenants. But not all projects will find it worthwhile. So, how can you tell if this will be a good idea for your build-out project?

As experts in energy modeling for tenant space, and as energy modeler for three of the five pilot projects NYSERDA ran while developing the new program, we have a great understanding of this here at RDA. Over the coming few weeks we will be giving our take on the new program, in a five-part series of short updates.

First up: why do energy modeling for a build-out of tenant space in the first place?

### **PART 1: WHAT IS IN IT FOR TENANTS?**

The simple answer is it saves the tenant money. It also reduces their environmental impact.

Applying powerful building simulation tools to a project allows the team to test out and see how much energy an idea is likely to save before committing to it. The project can then focus on the ideas that will have the biggest impact.

Having this information during the build-out and move-in period allows ideas to be implemented at a time when they will not only achieve the biggest savings, but also be both easier for end-users to accept, and cost less to implement.

Even when project teams already know the best way to save energy, modeling results can make the difference between having a good idea, and actually turning this idea into savings. A robust estimate of the costs to be saved makes for a powerful business case: helping decision makers to see and trust the benefits of proposed changes.

### **Energy Saving Idea:**

A recent project used our results to justify setting its lighting control system to turn localized lighting off, more quickly than is required by code, when there are no people in the area it serves. Our analysis found that this will cut their energy costs by more than 5% at no additional cost; making the case to do it.

Each year, this will also reduce the tenant's greenhouse gas emissions by an amount equivalent to driving a Hummer H2 around the world more than five times.



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*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.*

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*In part two, next week, we will offer our take on whether and how energy modeling can be applied to tenant build-out projects.*

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