ENERGY STAR Tenant Space

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Timeline

- *Energy Efficiency Improvement Act of 2015* -- directed EPA to develop recognition for energy efficient commercial tenant spaces

- EPA proposed recognition criteria in 2016, and launched pilot for office spaces in summer 2017

- In 2018, EPA announced recognition for 51 Charter Tenant spaces
  - 2,000 sq’ to over 1.3M sq’
  - 15 states
  - Occupied tenant space, as well as in build/fit-out
Charter Tenants

- Automatic Controls Company, Inc.
- CodeGreen Solutions
- COOKFOX Architects
- CRB
- Cushman & Wakefield
- DOE Office of Legacy Management
- DNV GL Energy
- Empire State Realty Trust HQ
- Event Network, LLC.
- Forest City Realty Trust, Inc.
- Harvard Pilgrim Health Care
- Hines (East & Midwest Regions)
- HKS, Architects
- HNTB Corporation
- JCDecaux
- JLL
- JPMorgan Chase
- Kilroy Realty Corporation
- LaSalle Investment Management
- Legrand NA
- LinkedIn
- MG2 Corporation
- Related Companies
- Robert A.M. Stern Architects
- Rocky Mountain Institute
- Samsung Electronics America
- Salesforce
- Satori Energy
- Servidyne, LLC
- Shorenstein
- Skanska USA
- TowerPinkster
- USAA Real Estate
- Ventas, Inc.
- Verizon
- Vornado
- Wells Fargo
- Zeal Optics
Timeline (continued)

• Since the pilot, EPA has been working toward a market-scale launch for office spaces
  • Reviewing pilot results
  • Working with NREL and PNNL to refine the analytical components
  • Developing online tool

• Summer 2020: Market-scale launch of ENERGY STAR Tenant Space recognition
  • Online tool will be housed in Portfolio Manager
  • Recognition available to any office tenants who meet the criteria

• ENERGY STAR Tenant Space recognition for retail and warehouse spaces to follow
How Will Tenants Earn Recognition?

• Meet 5 criteria
  1. Estimate Energy Use
  2. Meter
  3. Light Efficiently
  4. Use Efficient Equipment
  5. Share Data
• Have a Professional Engineer or Registered Architect verify the information and stamp the application
• Submit the completed, stamped application to EPA
• EPA reviews and awards the recognition

Tenants apply via a new tenant module in Portfolio Manager
<table>
<thead>
<tr>
<th>Criterion</th>
<th>Requirement for ENERGY STAR Tenant Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimate Energy</td>
<td>Tenant inputs basic space characteristics into Portfolio Manager tenant module to create energy estimate.*</td>
</tr>
<tr>
<td></td>
<td>No performance threshold.</td>
</tr>
<tr>
<td>Meter</td>
<td>Tenant space has meters that capture all energy tenant is responsible for in building. Includes lighting, plug-load, supplemental HVAC (if applicable), data center (if applicable). Meters must be +/- 2% accurate.</td>
</tr>
<tr>
<td>Light Efficiently</td>
<td>Tenant conducts lighting inventory of their space, and inputs information on a floor/suite by floor/suite basis into the tenant module. Tenant’s estimated Lighting Energy Use Intensity (LEUI*) is at or below Target LEUI, which is based off of previously entered space characteristics. Requirement is based on weighted average of entire tenant space.</td>
</tr>
<tr>
<td>Use Efficient</td>
<td>Tenant provides proof of a procurement policy, indicating purchase of energy efficient equipment. (Examples: Green lease, corporate policy). Tenant attests that sleep settings have been (or will be) enabled for computer equipment.</td>
</tr>
<tr>
<td>Products</td>
<td></td>
</tr>
<tr>
<td>Share Data</td>
<td>Tenant agrees to share energy data with landlord upon request.</td>
</tr>
</tbody>
</table>

* Energy estimate and LEUI developed by NREL and PNNL, respectively, with support from DOE.
Eligibility

• Tenant (or representative) leasing office space
  • Administrative office
  • Non-diagnostic medical office
• Application must include all space tenant leases within building
  • Any size
• Meters and lighting must be in place
Tenant Module

• Housed within Portfolio Manager
  • Simplifies process and leverages Portfolio Manager infrastructure and functionality
    • Office space entered as ‘part of a building’ automatically given option to apply through tenant module
  • Same look & feel
    • Built-in user support features, links to FAQs, glossary of terms
• Stores data, so users can start and stop application
• Provides automatic feedback on eligibility
Next Steps

• Intensive IT development of tenant module in Portfolio Manager to prepare for Summer 2020 launch

• Creation of supporting materials
  • Preview of requirements for tenants and landlords
  • Application and licensed professional guides
  • FAQs, etc

• Webinars prior to and following launch to support tenants and landlords seeking recognition

• Exploration of changes needed to extend recognition to retail and warehouse spaces
Questions?