Market Rate Net Zero

Innovative Methods for Net Zero Energy Speculative Office Building Projects

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Project Drivers

- Outstanding work environment
- Meet energy demand with solar
- Excellent economic returns
Outstanding Comfort + Energy Savings

Facade optimized for natural daylight and thermal performance

Individual control of office temperatures

High volume, low pressure air distribution
"State of the Shelf"

- Envelope
- HVAC
- Lighting

Value Engineering

Criteria for evaluating components:
- Occupant comfort
- Energy model + PV sizing
- Construction cost
- Reliability
Lessons Learned - Project Performance

Marketing Advantages
Economic Returns
Net Zero (in progress)

Lessons Learned - Tenant Engagement

Tenant Education
Lease Requirements
Continuous Design + Commissioning

Tenants never complain about utility costs, but constantly bring up occupant comfort and satisfaction (this affirms that you don’t sell NZE on lower utility costs!)
Questions?