

equal risk; in this case the alternate rate of return is the 7% discount rate in the financial model.

Given the negative NPV and longer than acceptable payback period, a PV system is not financially feasible for the project at this time. The proponent will set aside space on the roof of the two large buildings with a flat roof as "solar ready" to accommodate flat-mounted PV systems for a possible third-party provider PV installation in the future.

3.4 DRAFT TENANT MANUAL

As part of the design phase of the project, the proponent will implement a set of tenant guidelines in the Project Tenant Manual, which will either mandate or encourage specific sustainable measures, where applicable, reasonable and/or feasible for specific users. Each tenant and their design team will be provided a copy of the Tenant Manual upon executing a lease. With respect to the various energy efficiency commitments made within the Tenant Manual, it is assumed at this preliminary stage that the proponent will be responsible for the construction of the building core and shell, with individual tenants responsible for the fit-out of their individual interior spaces.

The Tenant Manual will include the following requirements:

- Where heating and cooling HVAC systems are not provided by the lessor, the tenant will be required to design heating systems for a minimum efficiency of 85 percent and cooling systems for Energy Efficiency Ratio (EER) or Coefficient of Performance (COP) 10 percent above the Code used in this EIR (ASHRAE 90.1-2007), with DCV controls where possible. DCV will not be used in the Supermarket due to the need for humidity control.
- Per the prescriptive option of the Stretch Code, tenants will be required to design interior lighting with a Light Power Density (LPD) no higher than 1.3 W/SF for retail space and 1.4 W/SF for restaurants (whole building method). The Supermarket LPD will be 1.35 W/SF.
- The proponent will provide to future tenants a list of amenities (such as food services, bicycle storage) within walking distance for tenants to pass on to their employees.

In addition, the proponent will assist future building tenants in selecting energy reduction measures as part of their construction and interior fit-out. Examples include:

- Encourage tenants to use Energy STAR rated refrigerators, computers and other equipment.
- Encourage tenants to use occupancy controls for lighting in restrooms and offices, and water-conserving bathroom fixtures that exceed Code.
- Encourage tenants to offer direct deposit of employee paychecks, flexible work schedules, ride-matching services, and preferential parking spaces for carpools to



their employees.

- Encourage tenants to collect and recycle cans, bottles, and office paper.
- Encourage tenants to pursue renewable energy options: 1) Tenant installed solar panels; or 2) Tenant selection of National Grid green energy. National Grid (NG) has Green-Up Providers that generate power from biomass, wind, and small hydro for 2.4 cents to 3.8 cents per kWh additional cost.

(www.nationalgridus.com/masselectric/home/energychoice/4_greenup_provider.asp)

3.5 TRANSPORTATION MITIGATION MEASURES

The Proponent is committed to a program of TDM strategies to reduce employee and customer vehicle trips, which are listed below and in Table 3.15. The proposed transportation mitigation measures are listed below and in aggregate it is estimated they would reduce CO₂ transportation emissions by 2 percent.

- **Locate New Buildings Near Transit** – The nearest public transportation is the Montachusett Regional Transit Authority (MART) G-Link bus line that runs along Templeton Road (Route 2A). The Proponent is in initial discussions with MART regarding transit service to the site.
- **Provide Bicycle Storage** – The proponent will provide secure bicycle storage racks.
- **On-Site Food Service** – The project will include on-site food services: The Supermarket will offer prepared foods for sale and one of the smaller retail buildings may house a restaurant.
- **Ride-Sharing and Preferential Parking** – The proponent will encourage tenants to offer its employees ride-matching (carpool) services, and to designate preferential parking spaces to employees that use carpools or vanpools.
- **Offer Alternative Work Schedules** – The Proponent will encourage tenants to offer its employees alternative work schedules to reduce peak period traffic volumes.
- **Direct Deposit for Employees** – The Proponent will encourage tenants will offer direct deposit of paychecks for fulltime employees.

A more detail overview of Transportation related TDM measures that the Proponent has committed to are presented in Chapter 2 – “Transportation”.