**POTENTIAL COST EFFECTIVE ENERGY EFFICIENCY AND CONSERVATION IMPROVEMENTS FOR LEASED BUILDINGS**

**Efficiency measures such as, but not limited to:**

1. **Heating, Ventilating, and Air Conditioning (HVAC) components, (not including boilers and chillers, although their replacement may also be cost effective in certain instances):**
* Packaged air conditioning unit replacements
* HVAC damper and controller repair or replacement
* Window air conditioning replacement with high efficiency units
* Cooling tower retrofits or replacements
* Economizer installation
* Fans and pump replacement or impeller trimming
* Thermal energy storage
* Variable air volume retrofit
* Building Automation Systems (BAS) / Energy Monitoring / Management Control Systems (EMCS)

**2. Lighting Improvements:**

* Interior and exterior lighting retrofits and replacements
* Intelligent lighting controls
* Occupancy sensors
* Light Emitting Diode technologies
* Daylighting
* Spectrally enhanced lighting
* Fiber optic lighting technologies

**3. Building Envelope Modifications:**

* Insulation installation
* Weatherization
* Window replacement
* Reflective solar window tinting

**4. Chilled Water, Hot Water, and Steam Distribution Systems:**

* Piping insulation installation
* Hot water heater repair and replacement
* Steam trap repair and replacement
* Repair or replacement of existing condensate return systems and installation of new condensate return systems

**5. Renewable Energy Systems:**

* Photovoltaic system installation
* Solar hot water system installation
* Solar ventilation preheating system installation
* Wind energy system installation
* Passive solar heating installation
* Landfill gas, waste water treatment plant digester gas, and coalbed methane power plant installation
* Wood waste and other organic waste stream heating or power plant installation
* Replacement of air conditioning and heating units with ground coupled heat pump systems

**6. Water and Sewer Conservation Systems:**

* Low-flow faucets and showerheads
* Low-flow plumbing equipment
* Water efficient irrigation
* On-site sewer treatment systems

**7. Electrical Peak Shaving/Load Shifting:**

* Thermal energy storage
* Gas cooling

**8. Energy Reduction Through Metering Systems:**

* Energy service billing and meter auditing recommendations

**9. Energy Related Process Improvements:**

* Production and/or manufacturing improvements
* Recycling and other waste stream reductions
* Industrial process improvement

**10. Appliance/Plug-load reductions:**

* Replace air-cooled ice/refrigeration equipment
* Replace refrigerators
* De-lamp vending machines
* Plug timers
* Energy Star® products