

2. A review in the final Project design of the technical feasibility, cost and benefit of addition of the following Project elements (including funding availability):
  - a. Solar photovoltaic (residential tower rooftop and residential tower building-integrated PV)
  - b. Combined Heat and Power, including CHP serving absorption chillers if interconnection issues can be resolved
  - c. Solar hot water (on residential tower in the event CHP is not implemented)
  - d. Additional heat recovery (including recovery of heat from shower and kitchen drains)
  - e. Advanced elevators (machine room-less, permanent magnet gearless with efficient drives)
  - f. Improvements to the building envelope for all phases
  - g. Improvements to Lighting Power Density and lighting energy use for all phases, including through the use of improved fixtures and the expanded use of daylight dimming
  - h. Energy performance messaging
  - i. Purchase of Green Energy
3. Allowing for future retrofit of solar PV panels on unobstructed roof surfaces if it becomes economically feasible in the future.
4. Developing a Tenant Manual that will require a commercial tenant to:
  - a. use variable frequency drives in HVAC distribution systems;
  - b. reduce lighting power density to an average of 0.9 W/SF for office spaces;
  - c. design electric wiring and electric systems compatible with the application of building Energy Management Systems and automated lighting controls;
  - d. use Energy Star rated appliances, if available;
  - e. participate in the state-wide Green Initiatives Recycling Program;
  - f. implement recycling of construction waste;
  - g. promote best practices to reduce plug loads;
  - h. promote employee participation to on-site amenities such as ATMs, retail, and restaurants;
  - i. promote participation in additional TDM program measures to reduce Project-generated single-occupancy vehicle trips. This may include providing subsidized transit passes, flexible employee work hours, and direct deposit of pay checks; and
  - j. promote employee and patron participation in alternative transportation amenities to reduce single-occupancy vehicles, including possible subsidized T passes, provision of a multi-mode transportation hub to include bicycle lanes and bicycle storage facilities, on-site showers, and provisions for car sharing service (Zipcar or equivalent).