



A BETTER CITY

CHALLENGE for SUSTAINABILITY

Business and Institutional Leaders
Working Toward a Sustainable City



CASE STUDY



JOHN HANCOCK- 601 CONGRESS STREET

Chiller Optimization and Garage Lighting Retrofit

John Hancock's corporate headquarters joined the Challenge for Sustainability in 2009, and received the award for Highest Sustainability Score at their 601 Congress Street location during A Better City's 5th Annual Challenge for Sustainability Awards. The building won this award with an impressive Energy Star Score of 95 out of 100, which was achieved through a combination of sustainable business practices that improved overall energy efficiency, reduced waste, and shrank their total carbon footprint.

"Each year using ABC's scorecard tool we evaluate how we can better operate and manage our buildings through energy conservation initiatives and improved business practices," said Bruce Pearson, Managing Director of Corporate Real Estate for John Hancock. "It is extremely gratifying that these awards recognize John Hancock's continuing commitment to finding ways to decrease energy and water consumption and increase sustainability initiatives."

In September 2010, John Hancock took a whole-systems approach by implementing a chiller plant optimization strategy, where a third party controls the plant to operate efficiently and ensure a comfortable indoor environment for its occupants. This was achieved by maintaining an operating schedule to match building load and through performance monitoring, which allows the building to quickly correct system inefficiencies without interrupting occupant comfort. John Hancock went a step further and reduced energy consumption by retrofitting metal halide lights in the garage, switching to HE T8 CFLs, which saved the building 96,783 kWh per year.

John Hancock 601 Congress Street

Principal Use- Corporate Headquarters

Building Certification- LEED Certified Platinum

Facility Size-465,000 Square Feet

Location-Innovation District, Boston, MA

Project Cost-\$229,325

Incentives-\$45,353

Customer Cost-\$183,972

Projected Annual Savings-\$69,203 per year

Project Timeline- Completed September 2010

Payback Period- Under 3 years



JOHN HANCOCK - 601 CONGRESS STREET (CONT)

The Chiller optimization and garage lighting retrofit substantially reduced John Hancock’s total annual energy consumption by 376,515 kWh and CO2 emissions by 520,720 pounds, which is the equivalent to removing about 54 cars from the road each year. After receiving \$45,353 in incentives from NSTAR, John Hancock expects a payback period of less than three years. Other sustainable initiatives taken were: the installation of three electric vehicle charging stations to encourage the use of low emission vehicles; the addition of composting in the cafeteria; and the purchase of Renewable Energy Credits to offset 100% of the building’s energy use.

ABOUT THE CHALLENGE FOR SUSTAINABILITY

The Challenge for Sustainability helps business or buildings save money by increasing energy efficiency, reducing resource consumption, decreasing solid waste, and reducing overall greenhouse gas emissions through hands-on technical assistance and access to local, state, and private incentives.

ABOUT ABC

ABC is an independent, membership-based organization that works to improve the economic competitiveness and quality of life of the Greater Boston region by advancing significant transportation, land development and environmental policies, projects and initiatives. ABC mobilizes the business community to collaborate with both civic and government sectors to take action on challenges facing the region today and into the future.

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FUNDERS



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