



## CASE STUDY



# JOHN HANCOCK 197 CLARENDON ST

## *Greenhouse Gas Emissions Reductions*

### 197 Clarendon

**Principal Use** - Financial Services

**Building Certification** - LEED Gold

**Facility Size** - 427,000 square feet

**Location** - Back Bay, Boston

**Project Type** - Chillers Retrofit

**Project Cost** - \$3,955,000

**Incentives** - \$453,000

**Customer Cost** - \$3,502,000

**Projected Annual Savings** -  
2,387,000 kWh or \$380,000

**Payback Period** - 9.2 years

John Hancock's Back Bay location, 197 Clarendon Street, joined A Better City's (ABC) Challenge for Sustainability in 2009. By the end of 2013, the facility had achieved an astonishing 40% reduction in greenhouse gas emissions from their 2009 baseline year through a combination of efficiency projects and energy initiatives. As a result of their great successes, John Hancock was the recipient of the Largest Greenhouse Gas Reduction Award at ABC's 5th Annual Challenge for Sustainability Awards and of the Highest Overall Challenge Score Award at the 6th Annual Challenge Awards.

As a participant in the Challenge for Sustainability, John Hancock completed ABC's Sustainability Scorecard to help identify potential opportunities for improved energy efficiency. As a result, in 2011, John Hancock completed a full retrofit of the 27-year-old chiller plant; installed an EnergySmart membrane roof, which is the only commercial membrane labeled by EPA's ENERGY STAR; installed a lighting control system throughout the entire building; and renovated the restrooms with automatic and low-flow fixtures.

The full retrofit of the chiller plant included the installation of four new chillers, all new ancillary equipment and controls, and piping insulation. Overall, the chiller plant retrofit and additional energy efficient upgrades reduced annual energy consumption by a projected 2,387,000 kWh, which translates to about \$380,000

## CASE STUDY



in annual savings. After receiving \$453,000 in incentives from NSTAR, John Hancock paid a total of \$3,955,000 for the energy efficiency upgrades with an expected payback period of about nine years. In addition to implementing the greenhouse gas reduction projects, John Hancock has committed to purchasing Green-e certified Renewable Energy Credits (RECs) in order to offset 100% of the building's

electricity with renewable energy. Future projects include the implementation of peak demand strategies and the development of a water management plan to reduce water use.

“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,” said Bruce Pearson, Managing Director, US Corporate Real Estate, John Hancock. “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. From recycling and composting, to support of employee bicycling, to capital efficiency projects, John Hancock’s investments in these initiatives help the environment and make good business sense.”

### 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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#### PARTNERS



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