

Earth Week Networking Evening: Commercial Retrofits & Energy Efficiency

This Earth Week, join Building Energy Exchange and Energy by 5 for an engaging discussion exploring innovative, high-impact retrofits in commercial real estate!

Featuring case studies and real-world insights from our Industry Leadership Council (ILC) members including owners, operators, consultants, and brokers, this lively discussion will unpack practical strategies for integrating energy efficiency into leases, capital plans, and tenant turnovers, while highlighting tech-enabled solutions to drive decarbonization in the building industry.

Presentations:

Alana Tunstead, Principal, Arup

Sam Mason, Director, CodeGreen Solutions

Sigal Shemesh, Director, Climate and Decarbonization, JLL

Stacie Livingston, Senior Manager, Sustainability, Hines

Wilson Patinho, America's Offices Infrastructure Team Leader, Bloomberg

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31 Chambers Street
New York, NY

April 21, 2026
5:30 to 7:30 pm

#1 IN
ORTHOPEDICS
9 STRAIGHT
YEARS.







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What Is Old Is New Again

Energy Efficiency as a Strategic Imperative for NYC Buildings

Alana Tunstead, PE, Principal, Arup

April 21, 2026

Energy efficiency re-emerges as a strategic imperative



Historical Context

Energy efficiency gained prominence during the 1970s oil shocks as a cost control strategy.

Modern Energy Challenges

Current global energy supply uncertainty and price volatility renew the focus on efficiency.

Urban Building Resilience

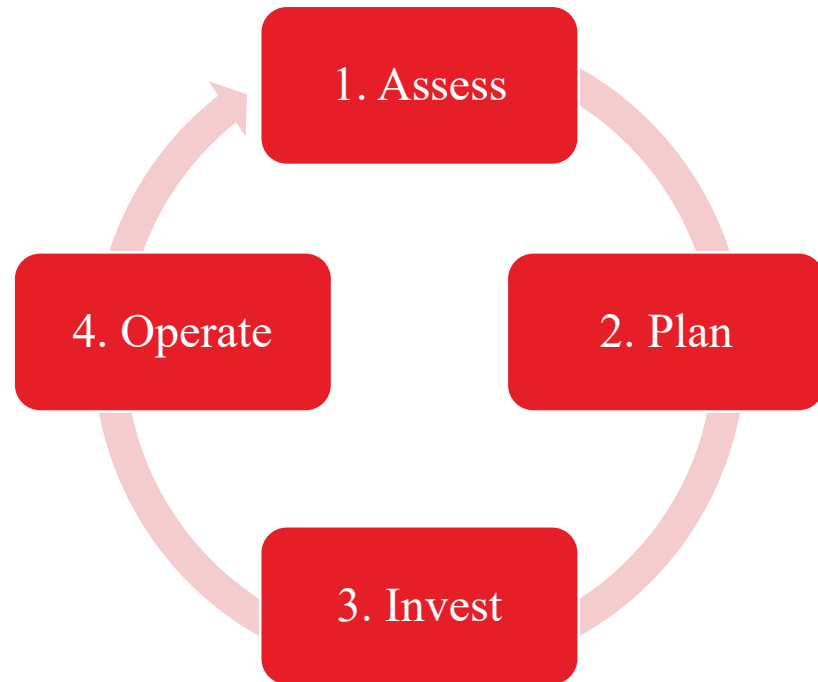
In dense urban environments, energy efficiency helps buildings remain competitive and adaptable.

Strategic Imperative

Efficiency is a practical, enduring strategy that supports performance across economic cycles.

Why Energy Efficiency, Why Now?

Multiple drivers converging on a single outcome



Cost and Asset Value Pressure

Rising operating costs directly impact net operating income and long-term asset value, necessitating energy efficiency.

Regulatory Compliance Demands

Local Law 97 and other regulations impose performance thresholds requiring proactive energy planning and compliance.

Tenant Expectations and Sustainability

Tenants demand comfort, reliability, and sustainability, influencing leasing decisions and tenant retention strategies.

Energy Security and ESG Goals

Uncertainty in energy supply and ESG commitments drive the need for efficient buildings to ensure long-term resilience.

DEMAND COMES
FIRST

Reducing energy demand as the prerequisite for resilient supply

Prioritize Energy Demand Reduction

Addressing energy demand first is essential for effective energy security and decarbonization strategies in urban environments.

Limitations of Inefficient Buildings

Inefficient buildings increase costs and limit the effectiveness of new supply strategies like electrification and renewables.

Benefits of Efficiency on Resilience

Reducing energy demand improves resilience by lowering exposure to price fluctuations and supply disruptions.

Universal Planning Step

Demand reduction is a universal planning step applicable across asset types and ownership models for better energy outcomes.



Where Efficiency Shows
Up

RESILIENCE IS THE
OUTCOME

Efficiency as a pathway to durable, flexible assets

Efficiency Builds Resilience

Resilience results from cumulative, disciplined efficiency investments varying from simple to complex interventions.

Importance of Collaboration

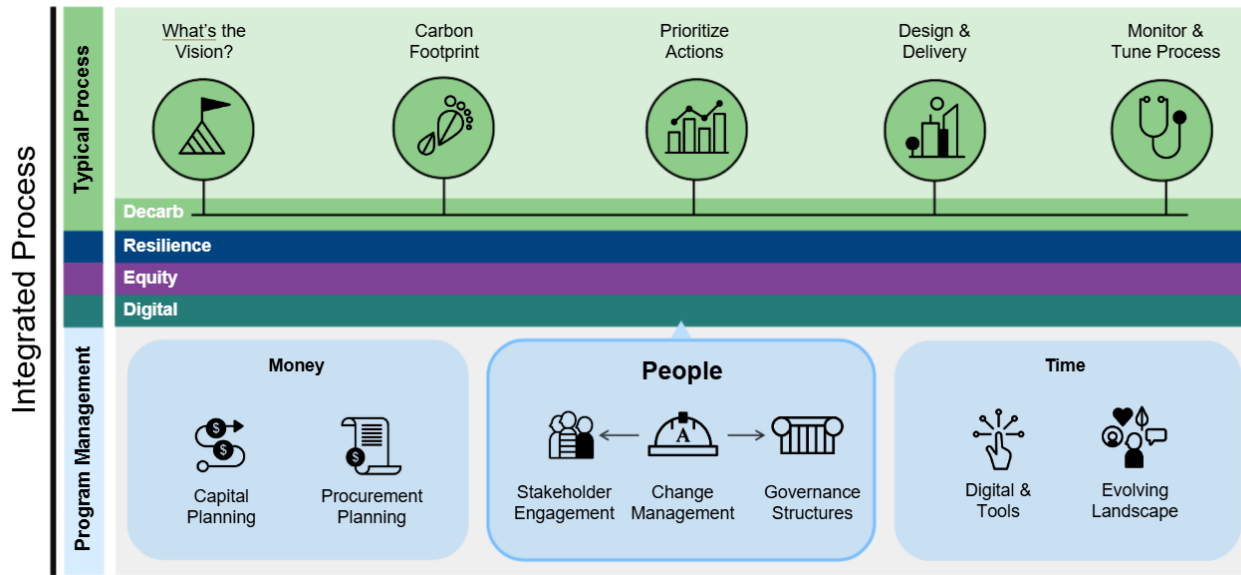
Effective efficiency strategies depend on coordinated efforts among owners, architects, engineers, and contractors.

Adaptability in Uncertainty

Low-energy assets are more adaptable, less exposed to market volatility, and easier to align with future regulations.

Durable, Flexible Outcome

The most resilient buildings operate efficiently, ensuring operational stability and tenant satisfaction over time.

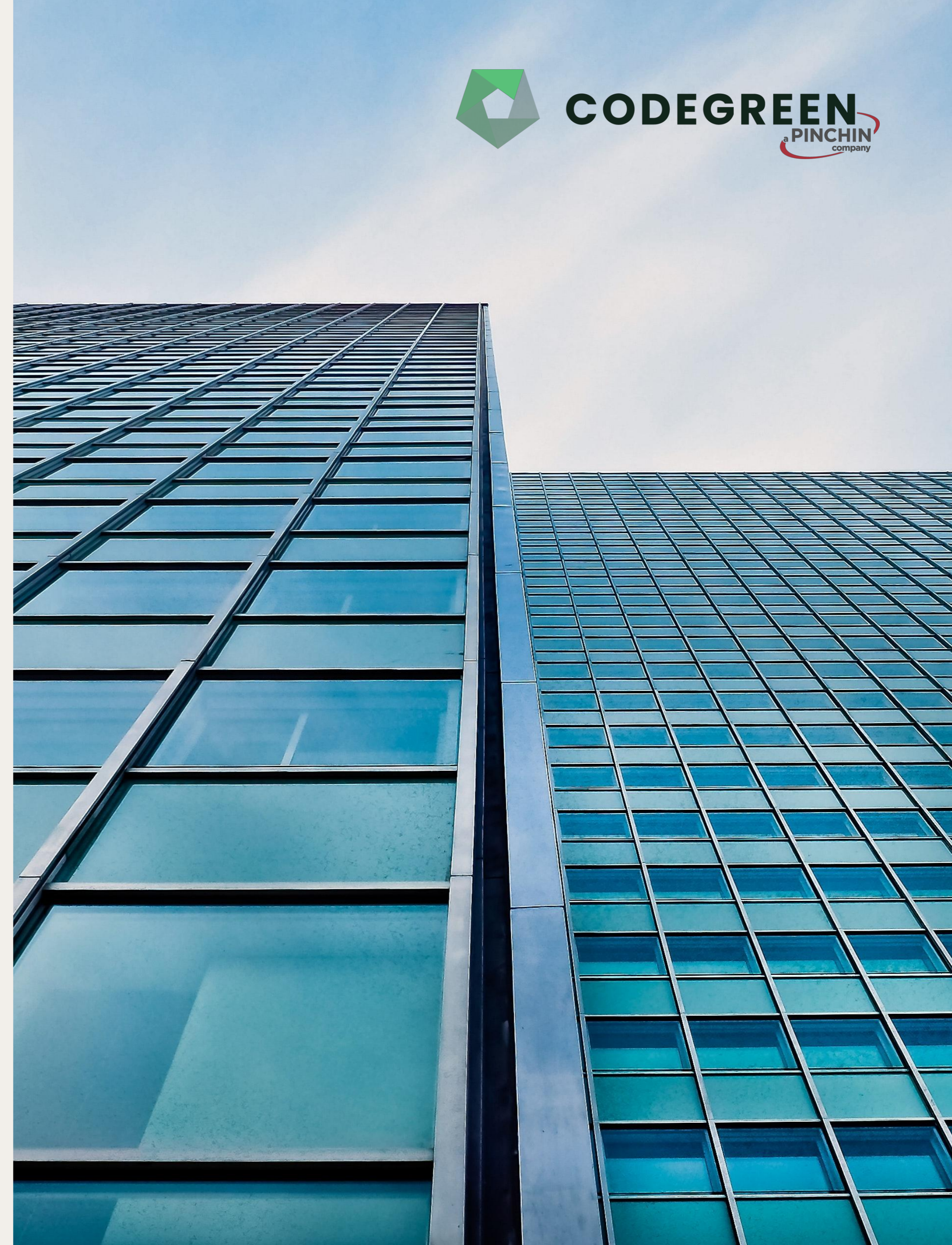


ARUP

DRIVING BUILDING PERFORMANCE



CODEGREEN
a PINCHIN
company





SAM MASON

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ADDRESSING THE GAP BETWEEN DESIGN AND ACTUAL PERFORMANCE

On-Going operations are crucial to ensure systems are operating as intended.

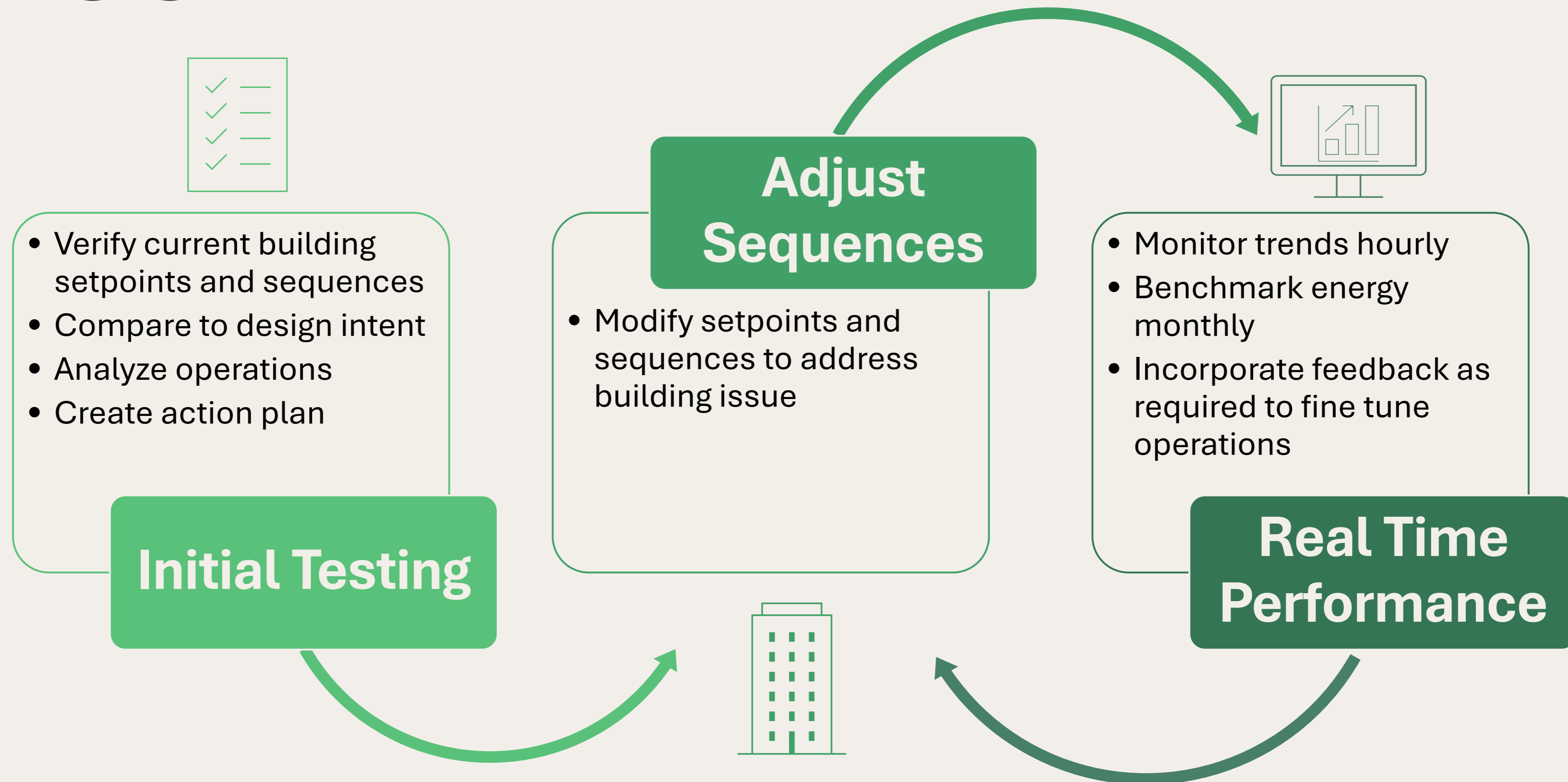
Environmental and space conditions during commissioning and balancing may not be equivalent once the building is occupied.

Monitoring of systems and controls and modifications to sequences are likely required to adapt to actual conditions.

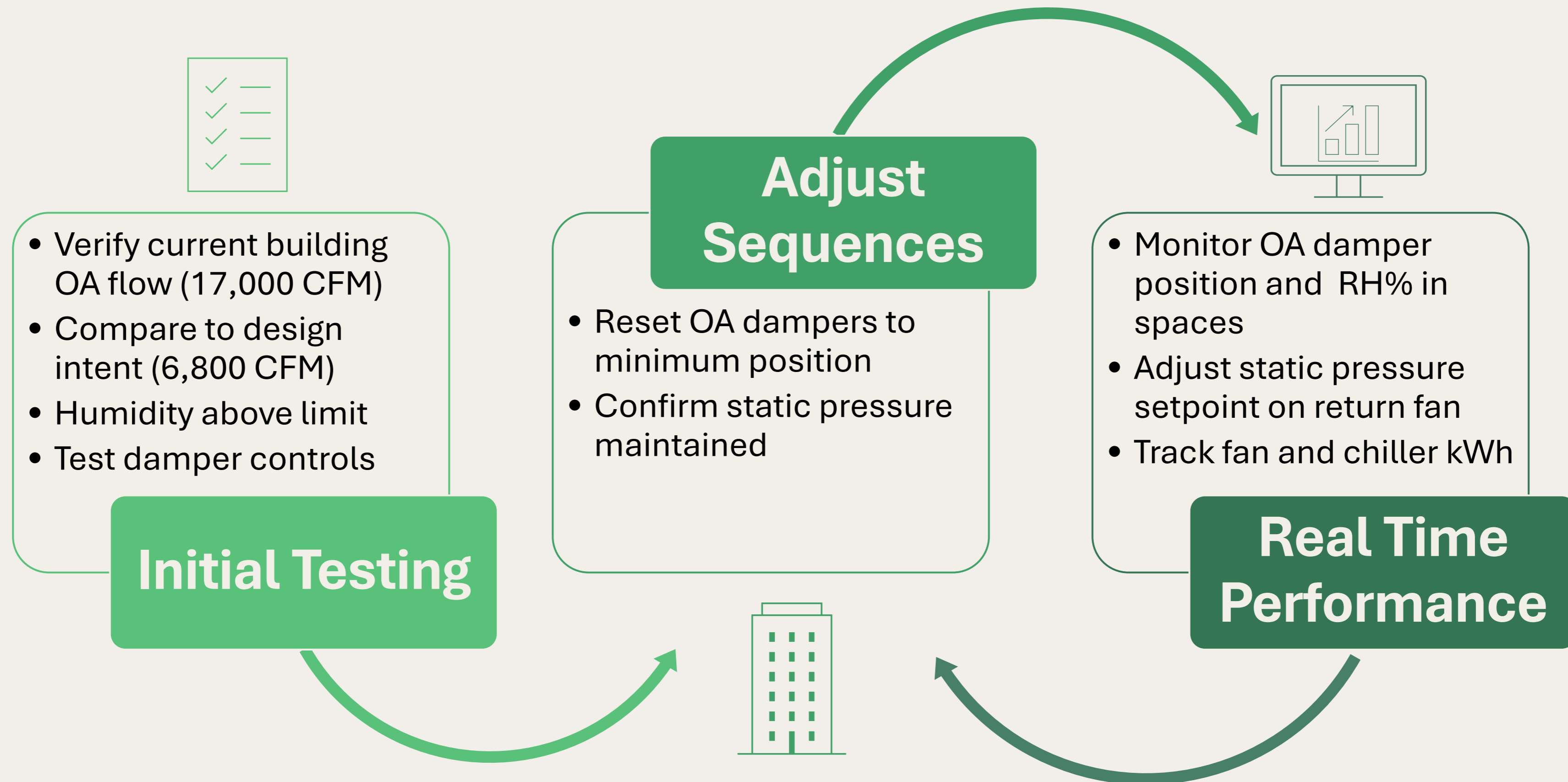
CodeGreen addresses this performance gap through three distinct services:

- On-Going Commissioning
- Retro and/or Re-Commissioning
- Measurement and Verification

RE-COMMISSIONING PROCESS

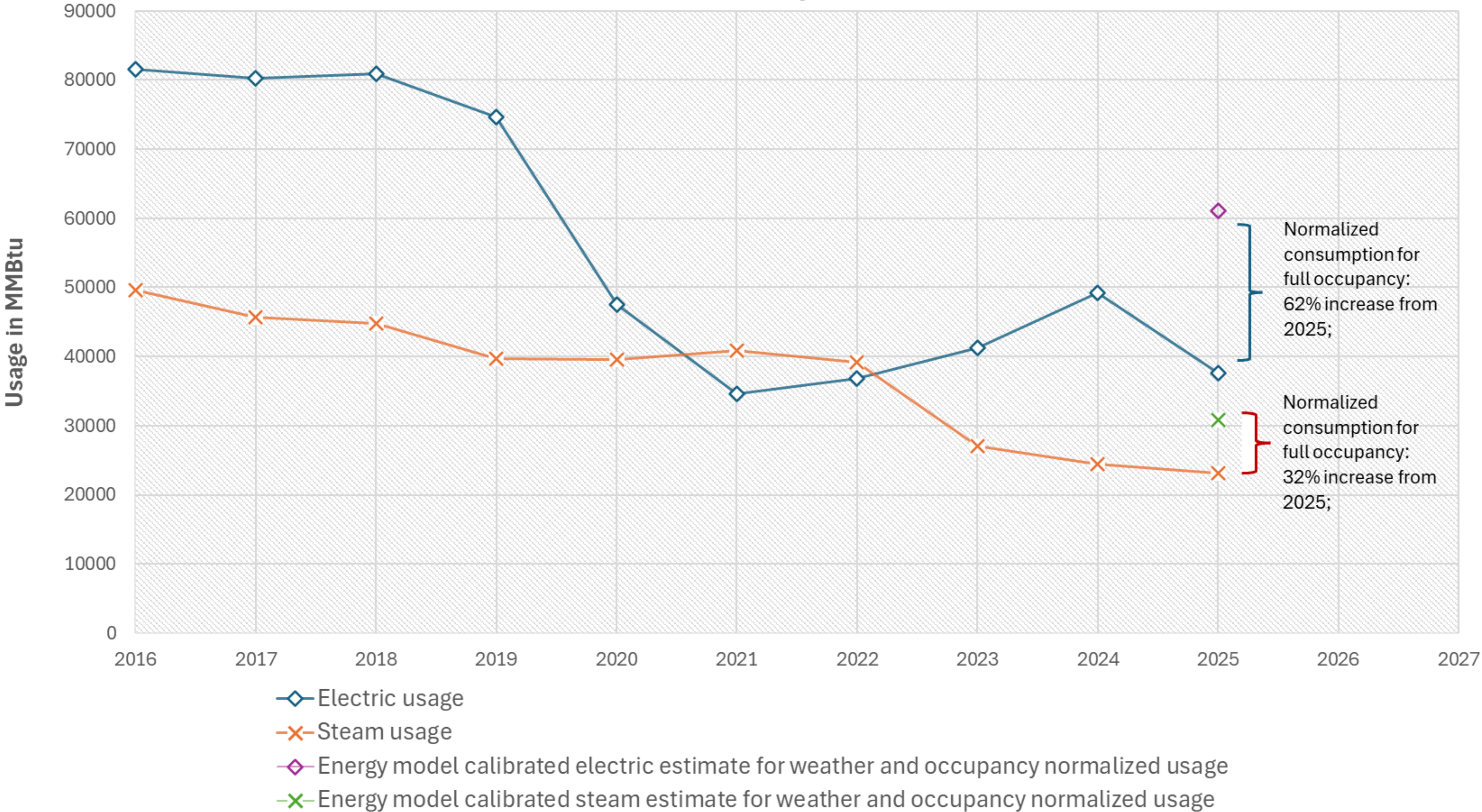


RE-COMMISSIONING EXAMPLE



LONG TERM ENERGY PLANNING AND M&V

Year-over-year annual total building Electric and Gas use with Normalized 2025 consumption





THANK YOU!

Sam Mason - Director, Decarbonization

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[CODEGREEN.COM](https://www.codegreen.com)



Photo: One Court Square, Queens, NY

NYC Investment Management

New York City | 8.2 Million SQFT

JLL oversees and manages the company’s ESG program to help cultivate and align their approach to sustainability within their portfolio and operations to industry standards and investor expectations.

Services Provided: General Sustainability Consulting/Advisory, GRESB Real Estate Assessment, Annual ESG Report Development (aligned to TCFD, SASB, and GRI), Climate Risk Scenario Analysis, SFDR Readiness Assessment, LEED Consultation, WELL Health-Safety Consultation, ESG Policy Development, LL97 Strategy Development, ENERGY STAR Partner of the Year Submission, ENERGY STAR Certifications, Portfolio Data Management, and Local Law 84/95/97 Compliance.

Asset Type: Office, Retail & Residential

Client Industry: Commercial Real Estate

Notable Achievements: Achieved Green Star and 5-Star Recognition for GRESB annually since 2018; achieved LEED certification for 11 buildings to date, etc.



Key Challenges



Budget constraints limiting sustainability investment capacity



Operational and logistical hurdles in new and existing building portfolios



Navigating the complex and evolving regulatory landscape



Organizational changes creating unclear decision-making pathway

Solutions



Strategic Partnership Approach

- Biweekly reviews with core teams (Acquisitions, Asset Management, Property Management, Investor Relations)
- Quarterly alignment sessions across Development, Leasing, and broader stakeholder groups
- Tailored sustainability strategies integrated throughout the entire investment lifecycle



Delivered Results

- Climate risk assessments completed for all eligible properties with mitigation recommendations
- Majority of portfolio achieved or maintained green building certifications
- Outperformed real estate peers in GRESB reporting and public sustainability disclosure



Business Impact

- Enhanced tenant engagement and alignment on sustainability goals
- Strengthened capital attraction through investor-aligned ESG strategies
- Unlocked additional funding opportunities through demonstrated sustainability performance

Building Optimization

Hines



April 21, 2026

EFFICIENCY IS IN OUR DNA

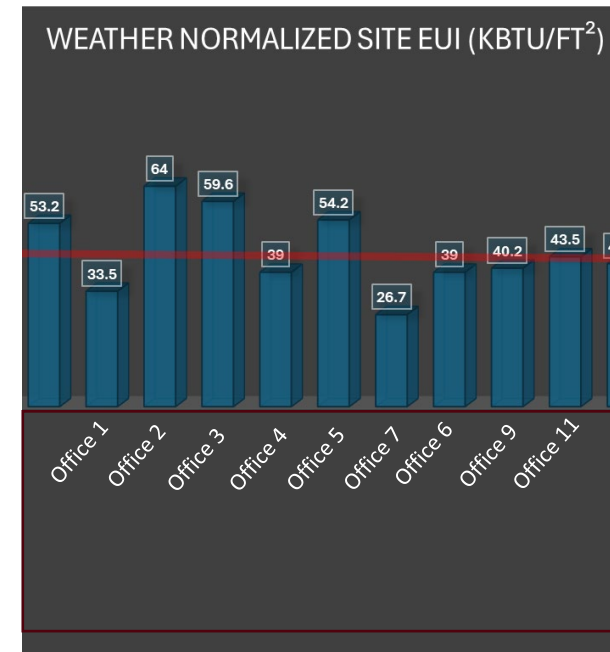
Optimization is not new to Hines

Midtown NYC



Optimization projects over 13 years totaling in over \$2.5 million in savings

Southwest Office



Regional Engineering Meetings & Goal Setting Initiatives

How can we make
everyone an efficiency
star?



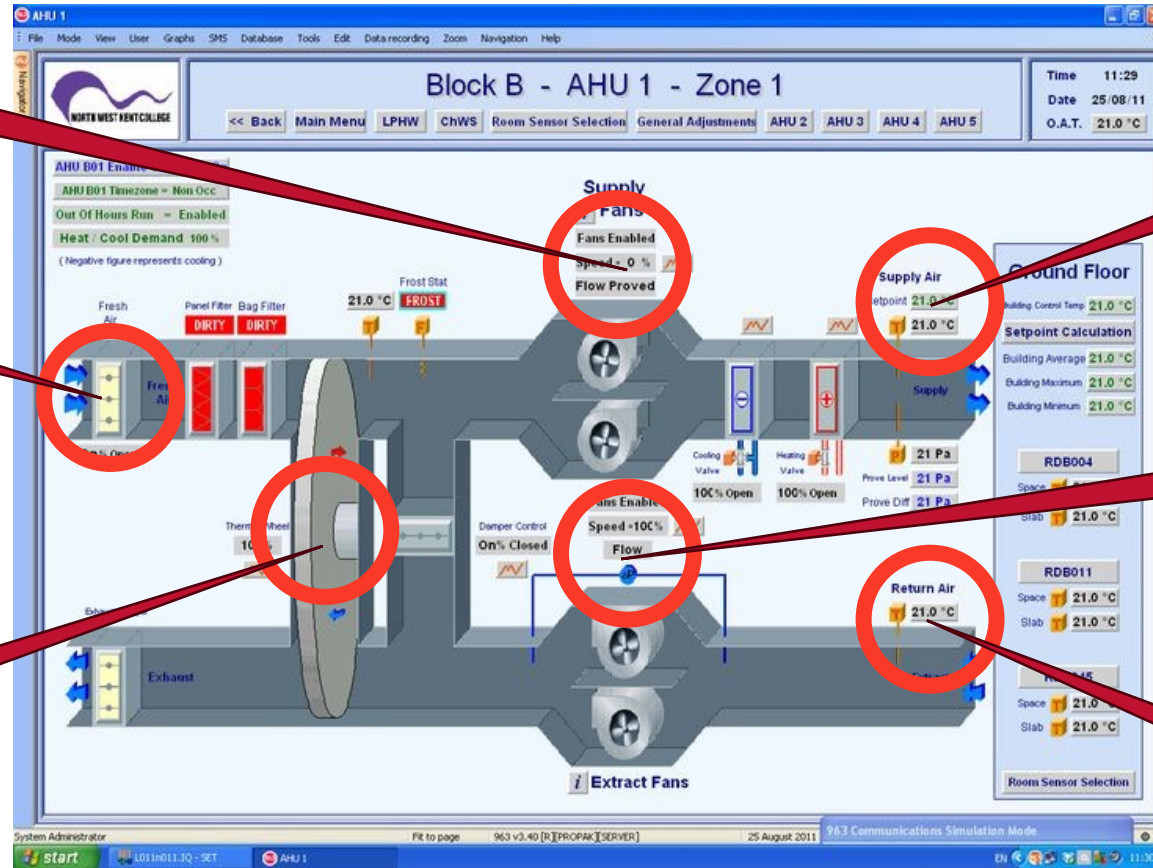
OPTIMIZATION PROGRAM

Phase 1: Pilots

Do the fans have variable speed drives?

Is the outside air suitable for economiser mode?

Is heat recovery being used optimally?



Can the supply air temperature be reset to suit demand?

Are the schedules aligned to the occupancy?

Is the return air temperature optimum for recirculation?

PROGRAM OVERVIEW

Optimization Checklists



Understand How Your Building is Performing



No-Cost ECMs



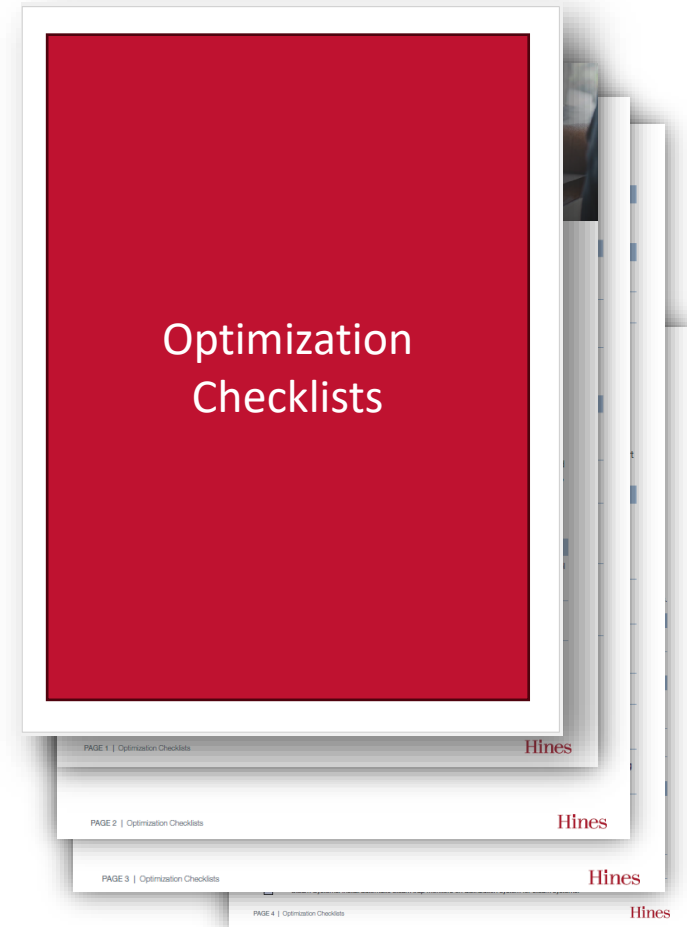
BMS Improvements



Short Payback/Low Cost ECMs

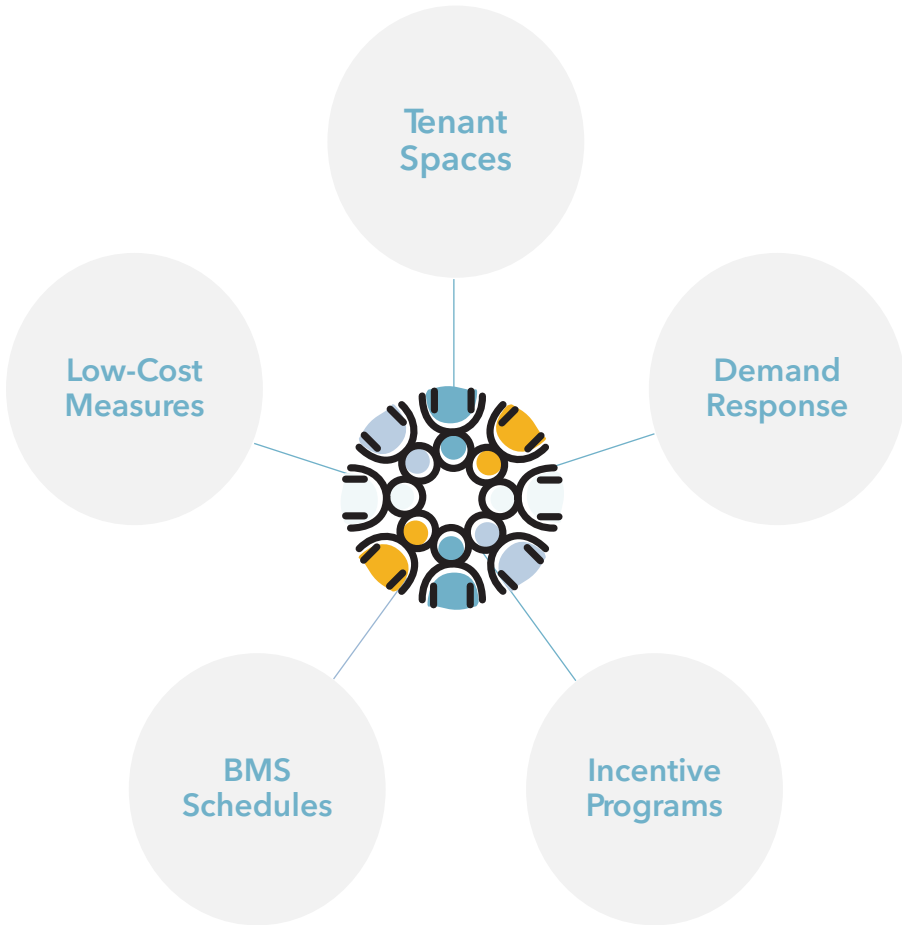


Investigations to Outsource

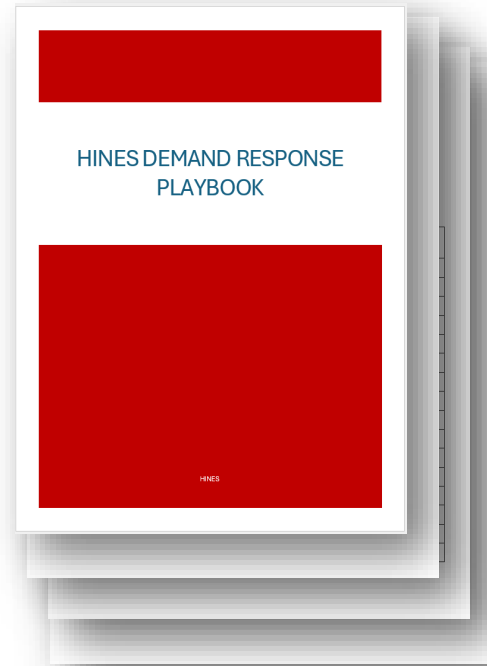
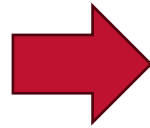


OPTIMIZATION PROGRAM

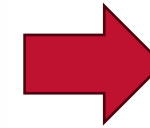
Phase 2: Cohort Meetings



Cohort Meetings



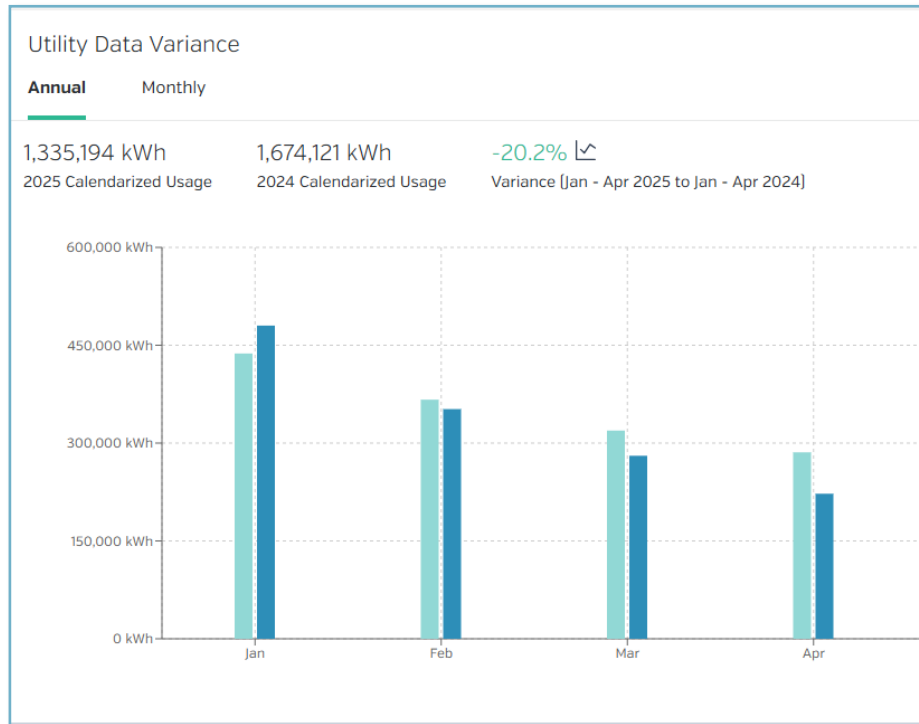
More Tools & Support!



More Efficiency Stars ★!

PILOT PROGRAM

Results!



Thank You!



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Hines

Stacie.Livingston@hines.com

Bloomberg Offices Facilities Infrastructure

Wilson Patinho

Data Centers, Infrastructure & Workplace Sustainability

Facilities
Office

Bloomberg

Two-Pronged Strategy to Drive Portfolio Decarbonization

- Operational Decarbonization (Existing Assets)
 - RTEM program (w/ NYSERDA)
 - Identification of Energy Conservation Measures (ECMs)
 - Reduction of real-time power consumption
 - Supports LL97 compliance
- Embedded Decarbonization (New Leases)
 - Deep decarbonization studies at lease stage
 - Integrated into lease agreements
 - Aligns future capital investments with sustainability goals

From Tactical Actions to Strategic Portfolio Impact

- What this delivers:
 - Measurable energy & emissions reduction
 - LL97 risk mitigation
 - Stronger landlord partnerships
 - Future-proofed assets through planned capex
- Why it matters:
 - Moves from reactive to proactive sustainability
 - Scalable across portfolio
 - Aligns operations, leasing, and capital planning

