











MEASURE FINDER TOOL






We built this interactive Measure Finder Tool to help you rapidly identify measures that meet your specific needs. We recommend that you use the [Measure Finder Tool](#) to find specific measures that meet your specific criteria. To start, answer the following questions:






1. Do you only want measures that will reduce current operating expenses? (Y/N)
2. Are you only concerned with items that will help reduce your energy usage? (Y/N)
3. What relative financial savings impact are you willing to consider? All measures, those with at least low financial savings impact, those with at least medium financial savings impact, only those measures with high potential financial savings impact.
4. How long of a payback period are you willing to consider? (*more than 2 years, less than 2 years, less than 1 year*)
5. How much money are you willing to spend on individual measures? Are you willing to consider all measures, those measures with medium relative cost or only those with low/no cost?
6. What is the maximum level of tenant involvement, in terms of potential inconvenience, you are willing to consider for measures you evaluate: High, low, none.

Your results will be listed in a table that includes a number of attributes such as category, type, cost of implementation, benefit, primary actors involved, and impact on tenants. Detailed information on each measure can be found starting [here](#). Use the following symbols as your guide to each measure.

Measure Categories	
Lighting	
Water	
Waste	
Procurement	
HVAC / Indoor Environment	
Site	

Measure Type	
Policy Change	
Operational Change (Habitual)	
Operational Change (Periodic)	
Capital Change	

Primary Actors	
Manager	
Engineering	
Vendor	
Owner	
Tenant	

Benefits	
LEED Relevant	
Energy Star Relevant	
Typical Payback Period < 1 Year	
Typical Payback Period < 2 years	
Other Quantifiable Outcome (Non-Financial)	

Cost of Implementation	
Low-Cost/No-Cost	\$
Medium Cost	\$ \$
Higher Relative Cost	\$ \$ \$

Financial Impact	
Higher Relative Impact	👤👤👤
Medium Relative Impact	👤👤
Low Relative Impact	👤

Tenant Impact - Tenant impact is defined as the degree to which tenant management and/or employee cooperation will be required to implement a measure, or how much a measure will impact them.

Tenant Impact		
Typically No Impact	Tenants will typically not be impacted in any way.	🚫
Minimal Impact	The input or engagement of select tenant management may be required in small amounts. Minimal behavioral changes by tenants may also be required	👤
Moderate Impact	The input or engagement of tenant management and some employees may be required. Moderate behavioral changes by tenants may also be required	👤👤
Large Impact	The input or engagement of tenant management and most or all employees may be required. Large behavioral changes by tenants may also be required.	👤👤👤

The following presents a list of measures that will likely meet your needs based on the information you provided in the questionnaire. We grouped these measures into two broad categories: those which will reduce direct monthly operating costs and those which don't directly reduce operating costs but account for LEED credit.