

# Daylighting Facts and Figures

## Product Value, Marketability and Tenant Satisfaction

- California's Sustainable Building Task Force reports that buildings that spend an additional 2% for green measures reap a 20% return over the life of the building.

*(Charleston Gazette, Mar. 3, 2006)*

- According to the Rocky Mountain Institute, a great example of energy-efficient design in the Conde Nast building in New York City's Times Square. By improving ventilation rates and daylighting, the building uses half the normal amount of energy yet came in at market median costs, making it a win-win for the developer, which was able to recruit premium tenants quickly at premium rents.

*(Buildings, February 2002)*

- In addition to being better places to work, daylighted high performance buildings offer an increased return on an owner's investment through the building's increased overall asset value at no additional construction cost. Although the design of these buildings shouldn't cost more than a standard project, it may require some re-proportioning of the budget lines. For instance, the reduction of lighting, cooling and heating loads, which correspond to a good daylighting design, should release money from the HVAC equipment budget, which often accounts for 30% of the total construction cost of a commercial building. Over the life of a building, the decreased HVAC costs, lower operating costs and significant productivity gains can enhance the building's income and increase the overall asset value of the property.

*(Environmental Design & Construction, September 2002)*

- In 2002, the Building Owners and Managers Association (BOMA) International, along with a group of sponsors including the New Building Institute, conducted a survey on workplace performance and tenant satisfaction. Building owners/managers reported that tenant demand for "green" concepts, including better lighting and energy-efficiency, were a growing trend. Tenants surveyed revealed that quality of lighting and access to natural light have a high impact on how satisfied they were with their space. Over 50% of tenants reported that they were not satisfied with the energy efficiency of their space. The survey concluded that while environmental factors, including access to natural light, had the highest impact on tenant satisfaction, these factors were also the ones that fell into the "need to improve" category. Property owners and managers who help address their tenants concerns over lighting and other environmental factors are able to be more competitive today and more profitable in the long term.

*(Betterbricks.com, 2002)*

- According to the Electric Power Research Institute, daylit buildings can result in 10% to 20% higher rental income than those that use only artificial lights.

*(EPRI Journal, July 1998)*



- The Lighting Research Center in Troy, N.Y. conducted a study of occupant reactions to the newly completed daylit office building for the Sacramento Municipal Utility District (SMUD). They found that the office workers on the top floors were the most satisfied with the visual conditions of any building that they had ever studied – 96% of workers surveyed reported that they found the lighting comfortable, with none of the common problems associated with office lighting. (The building made extensive use of skylights and windows to provide daylighting even into the deep interior of the building.)  
(*Betterbricks.com*, 2002)
- Energy-efficient building design can significantly increase the value of a property. Because these buildings cost less to operate and maintain, energy savings can go directly to the bottom line – the income of the property. Capitalizing this increased income can add \$5 to \$6 per square foot to the value of the building.  
(*Environmental Design & Construction*, May/June 2001)
- Quality daylighting systems offer improved comfort, reduced operating costs and a stronger connection to the outdoors, making them more marketable to tenants and valuable to building owners. Daylit properties are likely to rent faster and for higher rates. Additionally, when the owner is ready to sell the building, the investment in energy efficiency should bring added resale value.  
(*Energy User News*, December 2000)
- Green projects typically sell or lease faster and retain tenants better because they combine superior amenity and comfort with lower operating costs and more competitive terms. The resulting gains in occupancies, rents and residuals all enhance financial returns.  
(*Journal of Property Management*, January 2000)
- According to the Housing and Building Technology Division of the National Conference of States on Building Codes and Standards (NCSBCS), daylighting is one of the technologies that has the greatest impact on occupant comfort, health and productivity. Because people are willing to spend more for a comfortable building, owners can charge a premium.  
(*Journal of Property Management*, January 2000)
- According to the Rocky Mountain Institute, U.S. businesses are recognizing the relationship between natural light and increased productivity. As a result, they are beginning to demand these advantages when leasing office space.  
(*South China Morning Post*, July 27, 2000)
- According to a survey conducted by the Building Owners and Managers Association and the Urban Land Institute in 1999 entitled “What Do Tenants Want,” one of the top responses was more natural light.  
(*San Antonio Business Journal*, July 23, 1999)  
(*Business Week*, November 6, 2000)