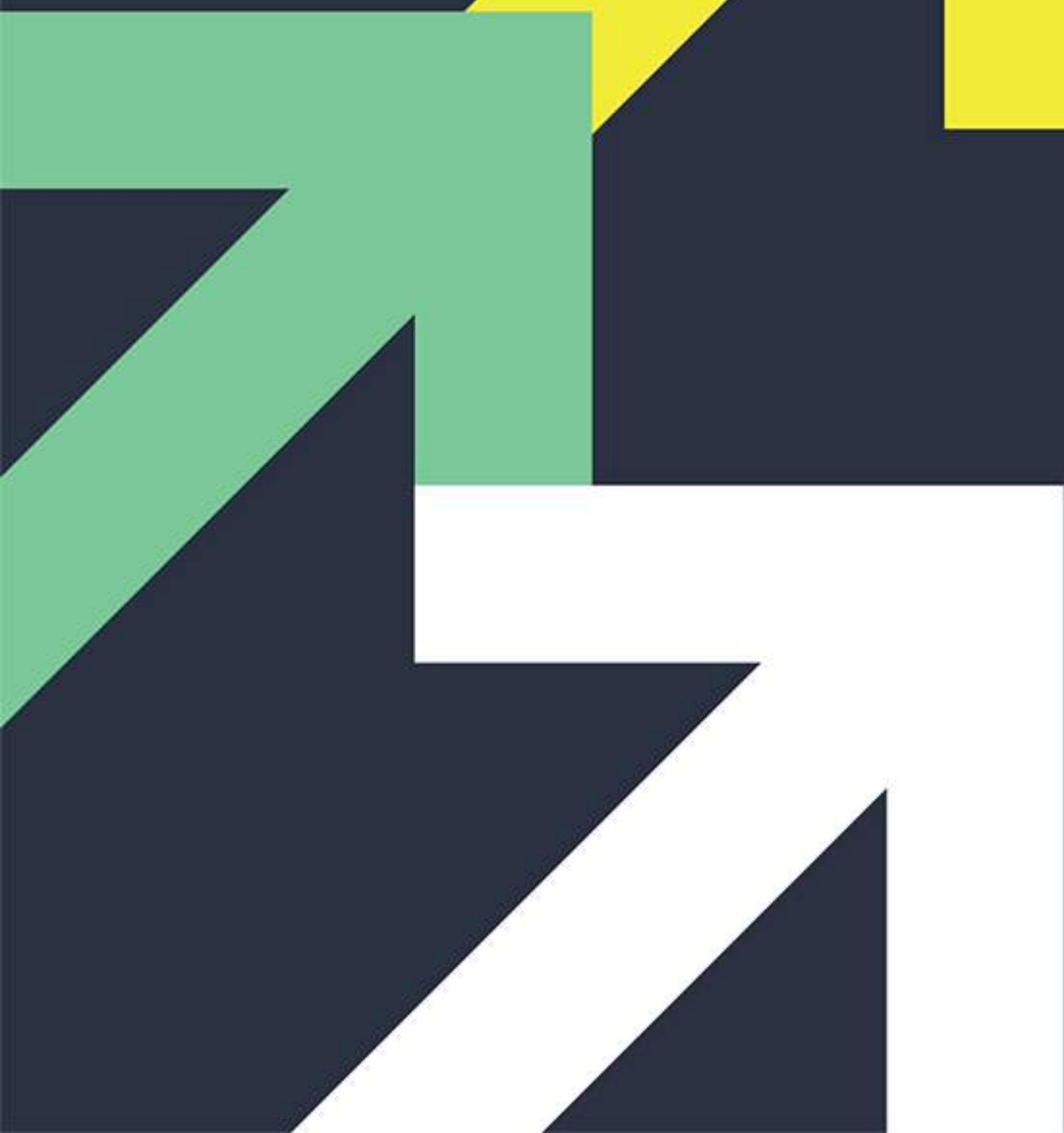




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Redefining Value in the Built Environment

Why the occupant experience matters



People Matter Most

Identifying Nontraditional Value Drivers

Traditionally, businesses have pursued the development of high-performance buildings for operations and maintenance cost savings, but the bigger picture is being overlooked.

The built environment plays an essential role in human health. It affects the air we breathe, how we live, how we work, and how we interact with each other and the natural world. When designed properly, a high-performance building not only operates in an environmentally and economically sensible manner but also supports the productivity, health, and overall well-being of its occupants.

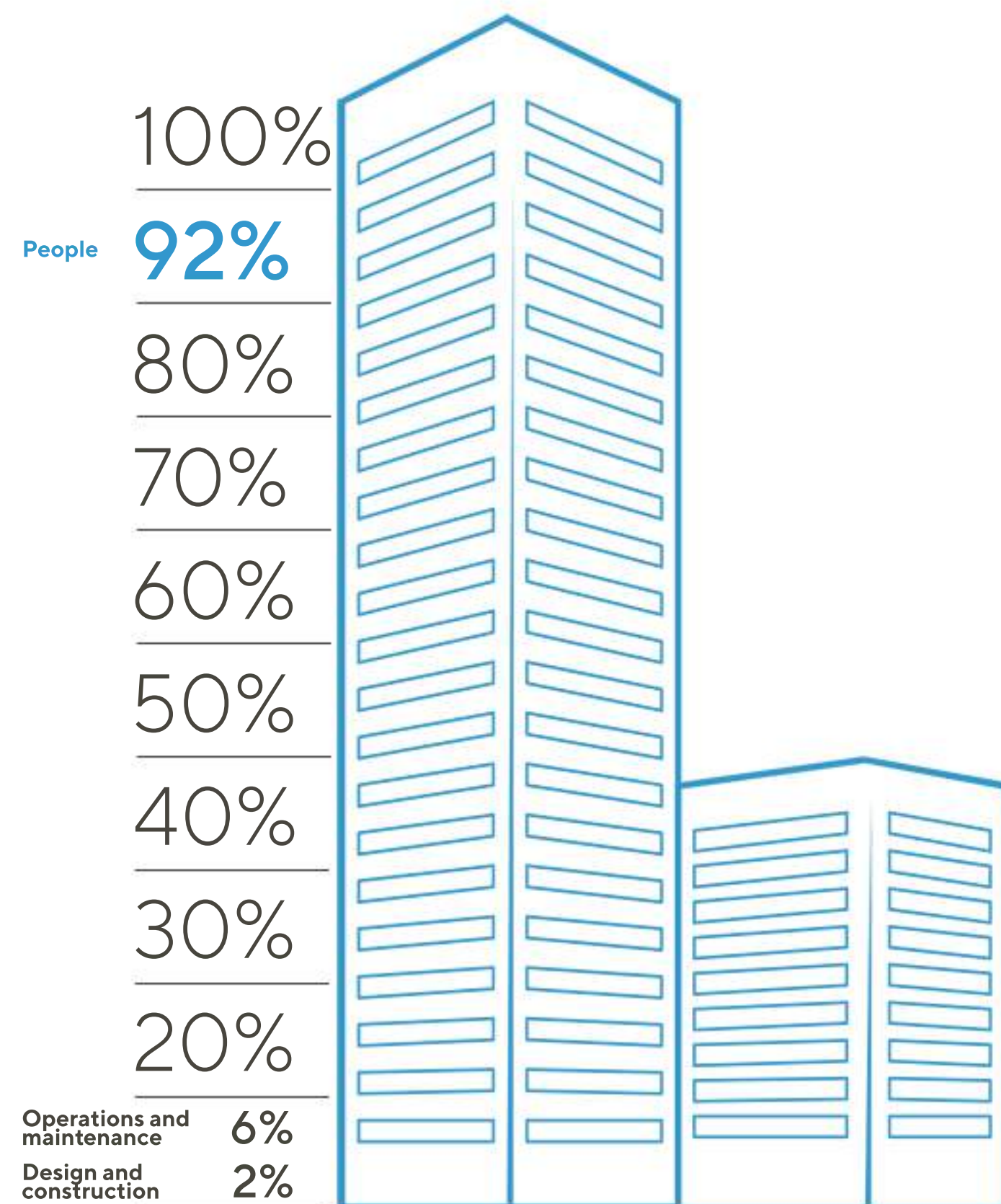


Figure 1. Annualizing the cost of a building, a company will spend 92% on people, 6% on operations and maintenance, and the remaining 2% on initial design and construction.¹

1. RJ Cole and E Sterner. (2000). Reconciling theory and practice of life-cycle costing: Building Research & Information.

Human-Centric Building Design

Quantifying the Benefits

Research indicates that people spend approximately 90% of their time indoors.² For this reason, people are becoming increasingly conscious of the health and well-being initiatives that are being taken in the places where they spend most of their time: the workplace. Fortunately for employers, this health-conscious trend is mutually beneficial.

Workplace wellness has the potential to deliver quantifiable benefits by creating a thriving, engaging, and productive environment. One notable benefit for employers is the reduction of absenteeism and lost time. Absent workers cost employers around \$150 billion per year, and presenteeism - working while sick or suffering from other conditions - costs employers a staggering \$1,500 billion per year.⁷

A Look at Increased Occupant Awareness

75%

OF JOB SEEKERS

Care that their potential employer supports and values their health and wellness³

57%

OF JOB SEEKERS

Are more likely to stay with the company longer if their employer supports and values their health and wellness⁴

91%

OF EMPLOYERS

Report offering employee health and wellness programs for reasons beyond medical health savings⁵

73%

OF EMPLOYERS

Believe their responsibility to ensure the health and wellness of their employees will increase in the next 3-5 years⁶

2. Lawrence Berkeley National Laboratory. (2001). The National Human Activity Pattern Survey.
3. Global Workplace Solutions, CBRE, and CoreNet Global. (2014). Survey Research.
4. Ibid.

5. Optum & National Business Group on Health. (2015). Beyond ROI: Building Employee Health & Wellness Value of Investment.
6. MetLife. (2017). The Power of Employee Benefits in a Fast Changing Workplace.
7. Virgin Pulse. (2015). Clocking On and Checking Out.



Attract and Retain Talent

Improving Indoor Environmental Quality

High-performance buildings provide occupants with a controlled, healthy, and supportive work environment. Effective design strategies for such environments include, but are not limited to:

- Maintaining thermal comfort and optimal indoor air quality
- Maximizing natural light while reducing glare
- Eliminating common office distractions through smart design to provide both quiet and collaborative spaces for employees
- Immersing workspaces in natural elements through biophilic design

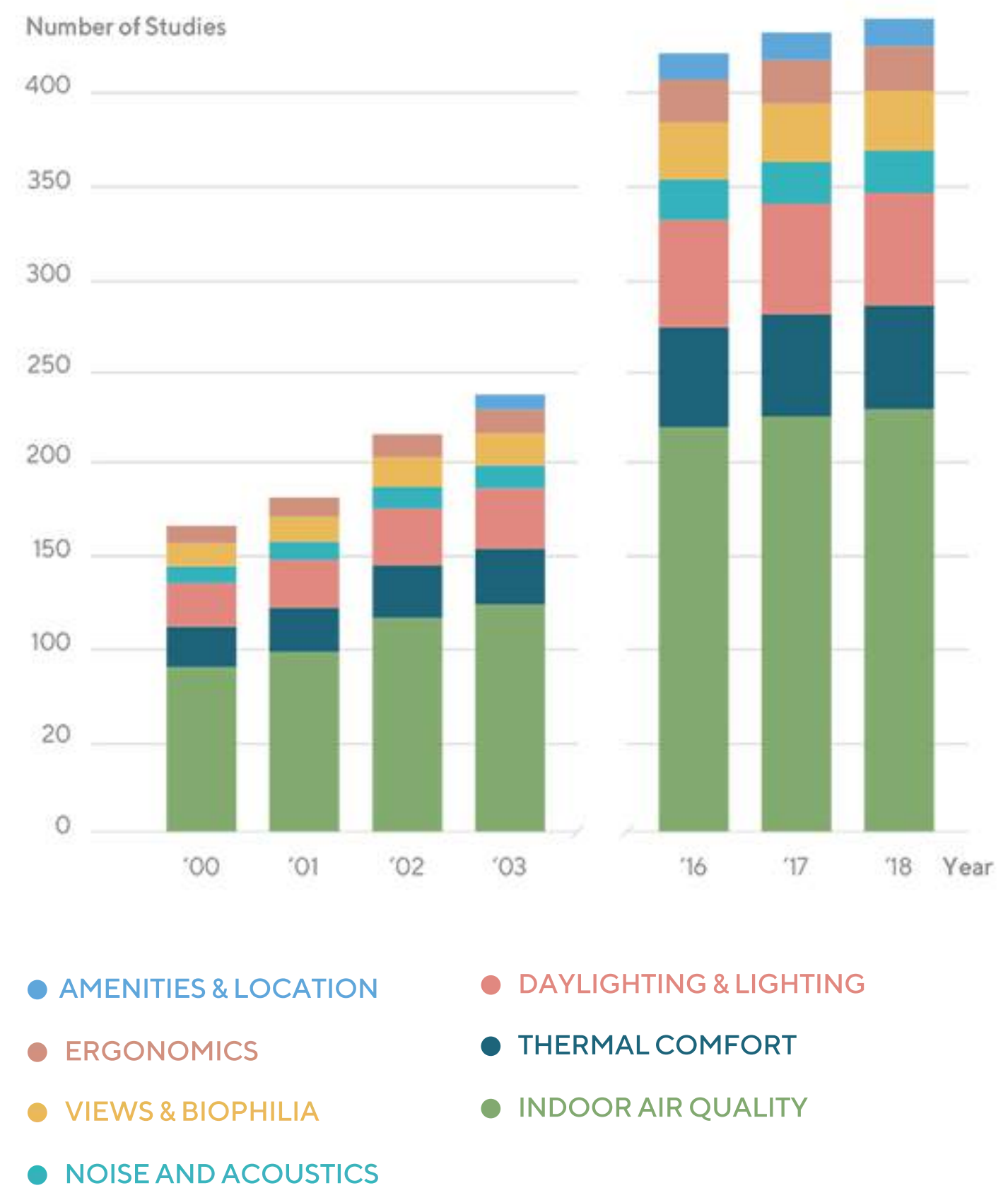


Figure 2. A growing body of evidence links the design of our built environment to productivity, satisfaction, and health.⁸

8. Loftness, V., Hartkopf, V., Azizan, S., Choi, J., & Yang, X. (2011). Building Investment Decision Support (BIDS) for green building technologies. System Innovation for Sustainability 4: Case Studies in Sustainable Consumption and Production - Energy use and the Built Environment, 108-132.

High-Quality Buildings

Delivering Sustainable Long-Term Value for All Stakeholders

TBL Building Sciences is maximizing the quality and value of the total built environment. We acknowledge buildings as working assets rather than physical artifacts. This shift in focus allows our clients to optimize occupant performance and minimize life cycle cost.

*"We shape our buildings,
and afterwards our buildings shape us."
- Winston Churchill*

Customized, Cost-Effective Solutions

Energy Efficiency

- Building Automation and Energy Management
- Building Physics
- Emerging Technologies
- Energy Studies
- HVAC
- Testing and Commissioning

Building Sciences and Industrial Hygiene

- Codes and Certifications
- Design Strategies
- Hazardous Building Materials
- Indoor Air Quality
- Occupational Health and Safety
- Property Condition Assessments





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