

# IFMA & Sustainability

2008	2005	2002	Green Initiatives
17%	11%	8%	Following a master plan to implement all feasible green concepts at our facility.
65%	59%	61%	Implementing selected green building concepts, but without a master plan.
13%	17%	15%	Haven't implemented any green strategies, but will do so within the next two years.
5%	13%	16%	Haven't implemented.

# IFMA & Sustainability

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## Reasons for Greening

- *Improved employee health (73%)*
- *Cost savings (71%)*
- *Environmental responsibility (65%)*
- *Tenants expect it (61%)*

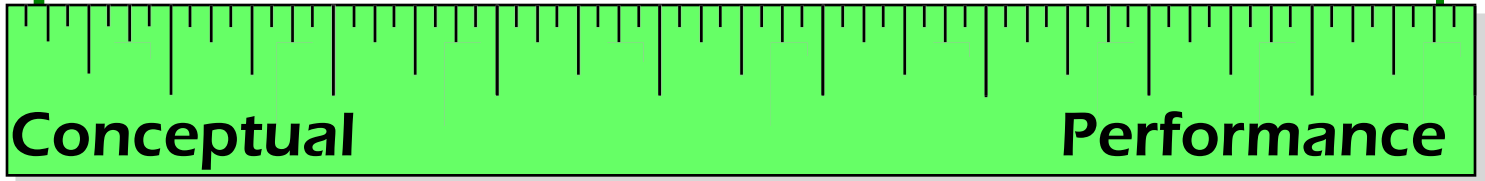
## Common Green Practices

- ◆ *Use of natural daylight (71%)*
- ◆ *Purchasing recycled office products (64%)*
- ◆ *Lighting fixture retrofits (61%)*
- ◆ *Water conservation (53%)*
- ◆ *Participate in utility incentive programs (47%)*

# On the Path to Sustainable Building Practices



Green Globes



*Green-Up Strategies*

# **LEED Process**

***“Buildings are certified, people are accredited.”***

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## **BUILDINGS**

***Green building rating system offering third-party certification***

### **NINE Rating Systems**

- **New Construction**
- **Existing Buildings: Operation & Maintenance**

### **FIVE credit categories**

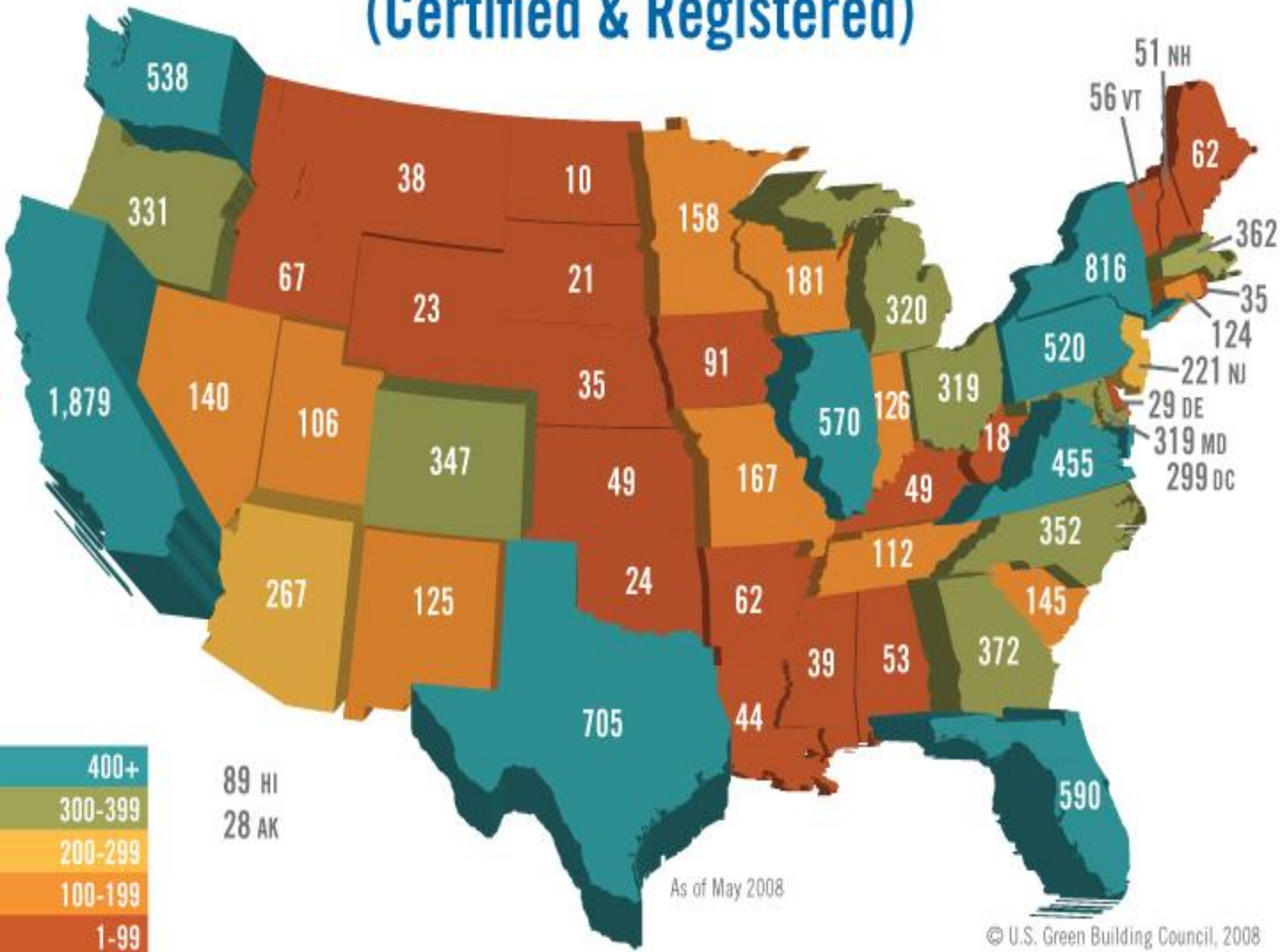
**Site, Water Efficiency, Energy & Atmosphere, Materials & Resources,  
Indoor Air Quality, Innovation**

**FOUR levels: Certified, Silver, Gold, Platinum**

**Registered buildings - 16,393**

**Certified buildings – 2,050**

# Commercial LEED Projects by State (Certified & Registered)



# **LEED Process**

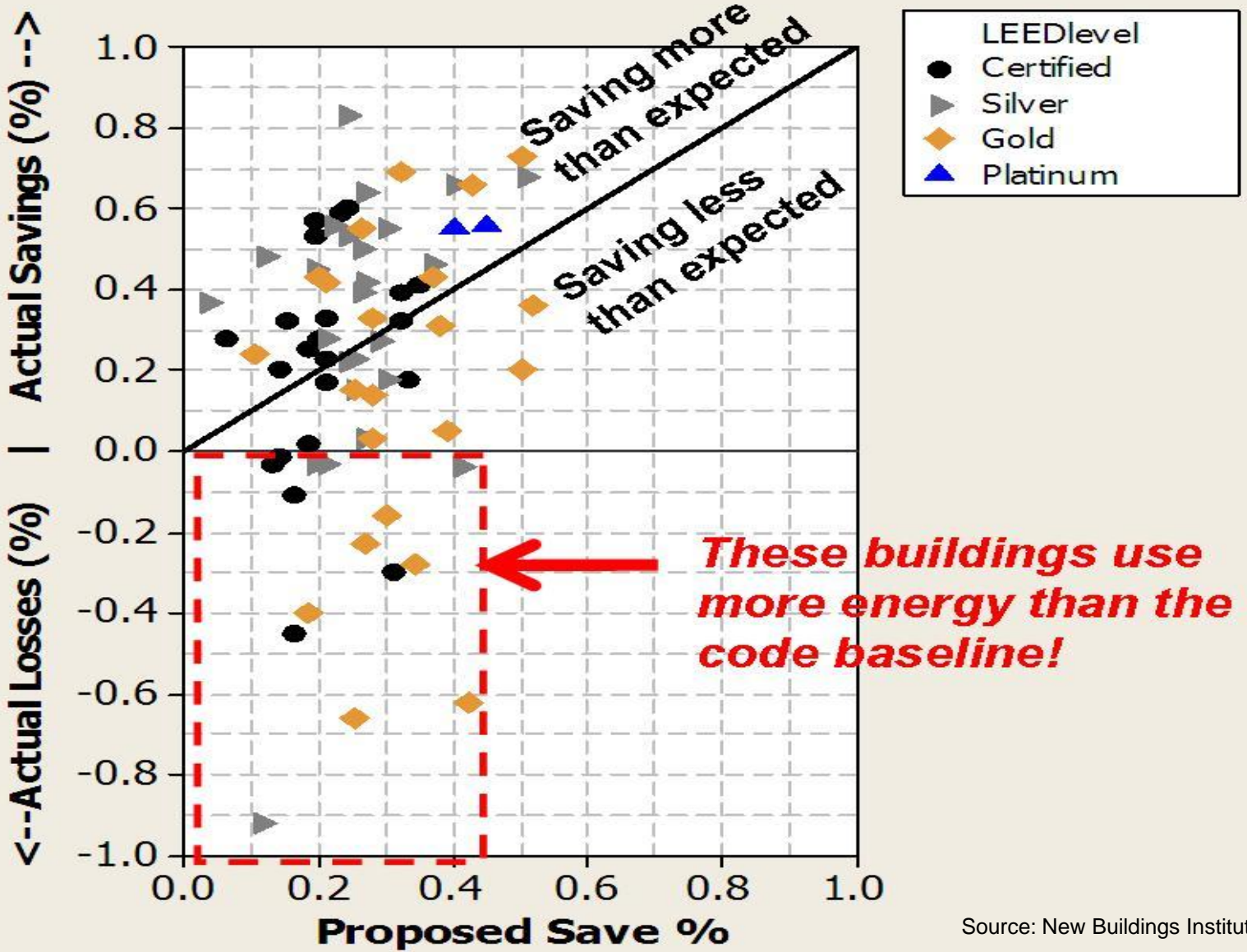
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<b>LEED Green Associate</b>	<b>Demonstrated knowledge and skill in practicing green design, construction, and operations.</b>
<b>LEED Accredited Professional</b>	<b>Extraordinary depth of knowledge in green building practices and specialization in a field of practice: operations &amp; maintenance, design, construction.</b>
<b>LEED AP Fellow</b>	<b>Distinguished by years experience and major contributions to standards of practice and body of knowledge.</b>

***Professional Experience, Exam & Continuing Education***

# Energy Consumption Modeled v. Actual Performance





# Results

## Costs and Savings of Green Buildings

Savings	20-year Net Present Value (per sf)
<i>Energy</i>	\$5.80
<i>Emissions</i>	\$1.20
<i>Water</i>	\$0.50
<i>Operations and Maintenance</i>	\$8.50
<i>Occupant Productivity and Health</i>	\$36.90 to \$55.30
Subtotal	\$52.90 to \$71.30
<b>Extra Cost of Building Green</b>	<b>(-\$3.00 to -\$5.00)</b>
<b>Total 20-year Net Benefit</b>	<b>\$50 to \$65</b>



# Resources

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- **U.S. Green Building Council**  
*www.usgbc.org*
  - ◆ *Cascadia Chapter – www.cascadiagbc.org*
  - ◆ *LEED User Groups (LUGS)*
- **IFMA Seattle Chapter**
  - ◆ *LEED EB:O&M Study Sessions (Feb 5, 19 & March 5)*
  - ◆ *www.ifmaseattle.org*
- **ENERGY STAR® Performance Rating**  
*www.energystar.gov*
- **BetterBricks Building Operations**  
*www.betterbricks.com*