

**Green Contracting:
Facilities Design**

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Changing drivers

- Early Drivers
 - Personal passion (*opportunity*)
 - Public relations crisis (*threat*)
 - Regulatory pressure (*threat*)
- Emerging Drivers
 - Mega-Issues (climate change, pollution, globalization, energy crunch, erosion of trust) (*huge threats*)
 - Desire to increase organizational value (*opportunity*)

April 2008 www.thatcherplanning.com ---Source: The Next Sustainability Wave 2

Seven benefits

1. Easier hiring of the best talent
2. Higher retention of top talent
3. Increased employee productivity
4. Reduced expenses for manufacturing
5. Reduced expenses at commercial sites
6. Increased revenue/market share
7. Reduced risk, easier financing

Source: The Next Sustainability Wave

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IFMA Green Week

- January 2008
- Overwhelming number are working to make facilities more sustainable
- Most programs are on a small scale
- A few participants were recently appointed to sustainability leadership positions
- Measureable goals – to some degree
- Goals are linked to organization's business strategy

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Current sustainable practices

- Using less water – retrofitting WC's, timed sprinklers
- Green roofs
- Landscaping – environmentally friendly vegetation, xeriscaping
- Recycling – paper, light bulbs, recycled products
- Lighting – retrofits, sensors
- Waste – eliminating plastics and styrofoam, composting food waste, eliminating paper communications, batteries
- Alternative fuels – propane, solar
- Energy – tracking use, sub meters
- Transportation – encouraging car pooling

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Current challenges

- Educating people – ingrained habits, misinformation
- Financial challenges – higher design costs, leaders asking for change but providing no funding
- Lack of information on what is available
- Busy with other FM duties
- Lots of talk – no action
- Finding appropriate products
- Achieving SMT buy-in
- Lack of accepted scientific and financial indicators
- Not enough knowledgeable consultants
- Current systems (i.e. LEED) are too cumbersome and too expensive

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Who is driving the initiative?

Role	# of Respondents
Facility Managers	118
C-suite	91
Employees	79
Others	59

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Where would IFMA members make biggest impact?

Impact Area	# of Votes
Energy Savings	171
Waste Reduction	73
Water Reduction	22
Improved Air Quality	36

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What hinders your ability to address energy consumption?

- Employee buy-in
- Company buy-in
- Other FM priorities
- Cost of implementation
- Finding appropriate information
- Budget, seed money
- Need a champion
- Those who lease their facilities lack leveraging power to make changes
- Lack of metering
- Rebate programs are diminishing
- Finding and training building engineers

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What tools would you need to achieve success concerning water?

- Low flow fixtures/auto turn off
- Waterless urinals
- Use of gray water/rain water harvesting/cisterns
- Aerators
- Irrigation system controls/sensors
- Native vegetation planting
- Activity depends on incentives – those in drought areas are apt to do more

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Where have you placed your focus?

- Inexpensive, easy to implement options are likely done first, followed by capital projects

Do you promote a life cycle view of costs?

- Try to but upfront costs still matter

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Do you have difficult time getting others to understand the ROI?

- Yes!
- Payback periods vary by organization
- Capital expenditures require higher level of approval
- Analysis needs to be credible and understandable

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Practices that are achievable over the next year?

- LEED-EB
- Lighting upgrades/retrofits/sensors
- Water conservation
- Janitorial – green cleaning, day cleaning
- Green procurement
- Recycling – computers, paper
- HVAC – programmable thermostats, EMS system

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Decision cycles



- Leasing
- Construction, fit-up and renovation
- Daily operations
- Future planning, strategic planning

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What they want to be doing...

- Ultimately, reduce their 'carbon footprint'



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Go 'Carbon Neutral'

If you add polluting emissions to the atmosphere, you can effectively subtract them by purchasing "carbon offsets"

- A "carbon offset" is an emission reduction credit from another organization's project that results in less carbon dioxide or other greenhouse gases in the atmosphere than would otherwise occur.
- Carbon offsets are typically measured in tons of CO₂-equivalents (or 'CO₂e') and are bought and sold through a number of international brokers, online retailers, and trading platforms.

Source: www.davidsuzuki.org

Types of Organizations

-  Locusts
 - High negative impact
-  Caterpillars
 - Have potential for transformation
-  Honeybees
 - Cultivate human, social and natural capitals, working in inclusive partnership. They cross-pollinate, incubate innovative new ideas.
-  Butterflies
 - They generate environmental, social and economic value. They 'get-it.'

---Source: The Chrysalis Economy, John Elkington

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Resources

- Alliance for Sustainable Built Environments (ASBE)
www.greenerfacilities.org
- Calculate your personal carbon footprint
<http://www.earthlab.com/carbonProfile/LiveEarth.htm?ver=14>
- Products certified for indoor air quality
www.greenguard.org
- PWGSC Green Procurement Checklist
<http://www.pwgsc.gc.ca/greening/text/proc/enviro4-e.html>
- 'EcoLogo' is North America's most widely recognized and respected multi-attribute environmental certification mark
www.environmentalchoice.com
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