

# Property Going “Green”

## The Role of Environmental Awareness in Property Management

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# Environmental Stewardship

**Steward-n:** one who acts as a supervisor or administrator, as of finances and property, for another or others.

Must establish goals to maintain our environment

- manage resources in a fiscally responsible manner
- manage our resources in a manner that is compliant with the rules and regulations established by society
- manage our resources in a manner that is as sustainable as possible to help ensure they are available for future generations



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# Reducing Our “Carbon Footprint”

## Current Environmental Crisis

- Reduction of Carbon Dioxide
- Energy Efficiency
- Utilization of alternative energy sources

## Changes on a Organizational Level

- Implement initiatives across agencies/corporations
- Effect of the “Collective” greater than that of individuals



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# Why Go “Green”?

## Individual Level

- Preservation of Environment
- Individual Financial Benefits

## Organizational Level

- Environmental Benefits
- Financial Benefits to Organization
- Government Mandates/Regulations



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## Property Going Green

- I. Executive Order 13423 Regulations and Compliance-The Big Twelve
- II. Environmental Management Systems
- III. Example: IT “Greening”
- IV. Role of the Property Function
- V. Step 1: Identify Policies Already in Place
- VI. Benefits to “Going Green”



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## Executive Order 13423:

### Strengthening Federal Environmental, Energy, and Transportation Management

#### The Big Twelve

- 1) **Fleet Management**
  - Hybrid/Alternative Fuel Vehicles
- 2) **Reduction in Petroleum Consumption**
  - 2% annually
  - Web-conferencing/Telework/Public Transportation
- 3) **Alternative Fuel Use**
  - 10% annually
  - Bio-based/Non-petroleum Based Fuels
- 4) **Energy Efficiency**
  - 3% Annual Reduction
  - EnergyStar/Bulb Replacement/Insulation



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**Executive Order 13423:**  
**Strengthening Federal Environmental, Energy, and  
Transportation Management (cont.)**

**The Big Twelve**

- 5) Reduction in Greenhouse Gas Emissions**
- 6) Use of Renewable Energy**
  - 50% from Renewable Sources
  - Wind Energy/Solar Panel Installation
- 7) Sustainable Design/High Performance Buildings**
  - 5 Guiding Principles
  - Design, Energy Optimization, Water Conservation, Air Quality, Building Materials
- 8) Water Conservation**
  - 2% annual Reduction
  - WaterSense Products, Wastewater reduction



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**Executive Order 13423:**  
**Strengthening Federal Environmental, Energy, and  
Transportation Management (cont.)**

**The Big Twelve**

- 9) Procurement**
  - Acquisition of Environmentally-Sound Products
  - EPEAT, EnergyStar, Recycled-content products, Hybrid vehicles, Wind and Solar Power
- 10) Pollution Prevention**
  - HAZMAT reduction
  - Low Toxicity Chemicals, Non Ozone-Depleting Substances (ODS)
- 11) Electronics Management**
  - 95% EPEAT Certified
  - 100% Reutilized, Sold, Donated, Recycled
- 12) Environmental Management Systems**



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## 12) Environmental Management Systems

Created at all Appropriate Levels

### Functions

- Address environmental aspects of all internal operations
- Create a baseline of current impact on environment
- Establish organization's policies and procedures
- Establish organization's objectives and targets to ensure compliance with EO 13423
- Ensure proper tracking of EO-related performance data
- Collect, analyze and report performance data



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## Example: IT "Greening"

### 3 Building Blocks

#### 1) Create Baseline

- Perform Energy Consumption Analysis
- Assess Disposal Processes
- Examine Acquisition/Hardware Lifecycle

#### 2) Establish Green Objectives

#### 3) Implement Practices

- Power Management
- Extension of Equipment's Useful Life
- Recycling
- Procurement



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## Example: IT “Greening” (cont.)

### Tracking and Reporting “Green” Data

#### 1) Asset Record Data

- Electronic Stewardship item?
- EPEAT Certification Level
- Disposal Method

#### 2) Reporting

- % EPEAT Certified
- Purchasing summaries
- Disposal Reports



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## Why a “Property” Issue?

- Results are realized through measurable data
- Data is only as good as ability to capture and report it
- Need a set of processes by which to **Collect/Organize/Analyze data**
  - Reutilized/Redeployed/Donated/Sold items
  - Purchases of Environmentally-sound goods
  - Metering system for water usage
  - Fuel purchases (conventional and alternative)
  - Vehicle Fleet Composition and Maintenance
  - Alternative energy purchases
  - Fuel/energy expenditures
  - Building upgrades



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## **Role of the Property Manager**

### **Ensure Compliance with Objectives of the Environmental Management System (EMS)**

- 1) How does the property that we currently track play a part in the goals of our EMS?**
- 2) Is there Property that we should begin tracking?**
- 3) What characteristics/measurements of which items should be captured?**
- 4) What data should be tracked against metrics set forth in EMS procedures?**
- 5) What will we want to report?**



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## **What Are We Currently Doing?**

- Procurement of Recycled Content Products**
- Policies for Reutilization, Donation, Transfer, Sale and Recycling of IT equipment**
- Telework**
- Public Transportation**
- Auto shut-off lights/faucets**
- Incandescent Bulb Replacement**
- Recycling Programs**
- Green-Planted Areas**
- Solar Panels**
- Low Pollutant Materials**



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## Realizing Financial Benefits

How does “going green” affect your bottom line?

- Cost savings on new equipment by employing reutilization processes and extending useful life of IT equipment
- Cost recovery by implementing transfer and/or sale processes.
- Short term cost increase to implement upgrades leads to long term decrease in energy, fuel, water expenditures
- Ability to make smarter purchases by tracking maintenance/useful life of IT equipment and fleet vehicles



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## Realizing Financial Benefits (cont.)

How do we establish “Causality” for these benefits?

- Must Track Inputs and compare to Reported Outputs
- Report “trends” over a period of time for expenditures and savings
- Link upgrades, enhancements, and “green” procurement to cost savings



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## Additional Resources

- **Executive Order 13423:**  
[www.whitehouse.gov/news/releases/2007/01/20070124-2.html](http://www.whitehouse.gov/news/releases/2007/01/20070124-2.html)
- **EO 13423 Fact Sheet:**  
[www.ofee.gov/eo/EO\\_13423FactSheet.pdf](http://www.ofee.gov/eo/EO_13423FactSheet.pdf)
- **Instructions for Implementing EO 13423:**  
[www.ofee.gov/eo/eo13423\\_instructions.pdf](http://www.ofee.gov/eo/eo13423_instructions.pdf)
- **Office of the Federal Environmental Executive:**  
[www.ofee.gov](http://www.ofee.gov)
- **Environmental Protection Agency:** [www.epa.gov](http://www.epa.gov)
- **EPEAT:** [www.epeat.net](http://www.epeat.net)
- **EnergyStar:** [www.energystar.gov](http://www.energystar.gov)
- **WaterSense:** [www.epa.gov/watersense](http://www.epa.gov/watersense)



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