



Green Ratings Systems

**The Team:
Same Vision...
Separate Focuses**

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Our Motivation

“The earth has enough resources to meet the needs of all people but will never have enough to serve their greed.”

Mahatma Gandhi



Collaborative Process to Create

- CBRE: Dave Pogue and Chris Liston
- BREEAM: Guy Simon
- Green Globes: Sharene Rekow
- HOK: Isilay Civan and Mary Ann Lazarus
- Shari Epstein with the IFMA Research Department for administering the IFMA survey.
- The individuals who took the time to share their knowledge and experience through the IFMA survey
- Dr. Alexander Redlein, Vienna University of Technology for sharing his study related to rating systems to support the Directive 2002/91 of the European Parliament of the Council
- Eric Teicholz and Angela Lewis for creating and supporting the “How to” Guide Program and the IFMA Foundation for their support in producing and distributing the guides.

The Nuts and Bolts

- The evolution of green rating systems
- General attributes of 15 identified systems
- Specific features and benefits of the most widely used systems
- Tips to determine which system is right for you
- Highlights from case studies
- Guidance on how to build a business case to “sell” the work of attaining a green rating system

The Research

- Answer 3 questions:
 - What rating systems are out there?
 - What are the costs and associated savings from each system?
 - How have facility managers successfully used (or not) these systems?
- IFMA Green Building Rating Systems Survey

Our Findings

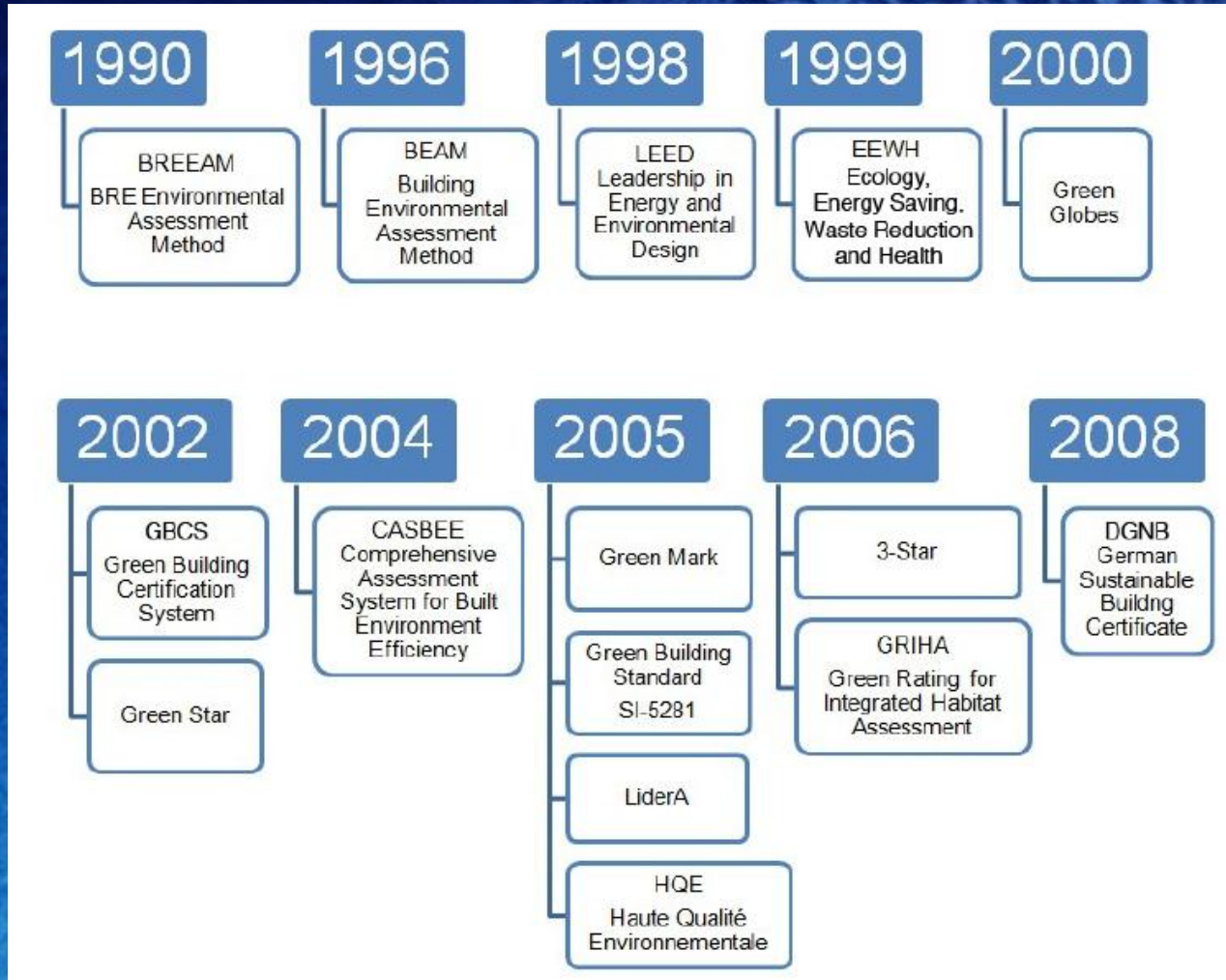
- Most embark in building certification to:
 - Demonstrate corporate responsibility
 - Provide evidence of building efficiency
- Changes made to facilities to make them more sustainable
 - Lighting retrofits
 - Green cleaning processes
 - Smart irrigation
 - Sustainable Purchasing
 - HVAC upgrades

Our Findings

- LEED was the most commonly used rating system among respondents
- BREEAM has the most certified buildings (but is also the oldest)
- The four most widely used systems...



The Evolution of Green Rating Systems



Four Most Widely Used Systems

System	BREEAM	LEED	Green Globes	Green Star
Year Established	1990	1998	2000	2002
Country of Origination	United Kingdom	United States	Canada	Australia
Buildings Certified	Over 110,000	Over 7,400	Over 1400	Over 220
Rating Schemes	Communities, Education, Retail, Offices, Prisons, Multi-Residential, International, Industrial, Health Care, Homes, Courts, Other	New Buildings, Existing Buildings, Commercial Interiors, Core & Shell, Schools, Retail, Healthcare, Homes, Neighborhood Development	New Construction, Existing Buildings	Multi Unit Residential, Healthcare, Retail Centre, Education, Office Design, Office As Built, Office Interiors
Certification Levels	Pass Good Very Good Excellent Outstanding	Certified Silver Gold Platinum	1 Globe 2 Globes 3 Globes 4 Globes	4 Star 5 Star 6 Star
Categories	Management, Health and Wellbeing, Energy, Transport, Water, Materials and Water, Land Use & Ecology, Pollution	Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Locations & Linkages, Awareness & Education, Regional Priority, Innovation in Design	Project Management, Site, Energy, Water, Resources, Emissions, Effluents and Other Impacts, Indoor Environment	Management, Indoor Environmental Quality, Energy, Transport, Water, Materials, Land Use & Ecology, Emissions, Innovation

What we sought to accomplish...

- Provide a quick reference guide for facility managers
- Provide guidance on choosing the right system
- Provide guidance on making the business case

Selecting A Building Rating System: Which One Is Right For You?

- Why do I want to certify my building?
- Does the government have any requirements?
- Has my organization mandated the use of a specific rating system?
- Are there any minimum requirements that I cannot meet?

Using the Triple Bottom Line

Initiative	Intent	Environmental Benefit	Economic Benefit	Social Benefit
Reflective Roof	↓ Heat Island Effect	+/-	+/-	+/-
Low H2O Fixtures	↓ Water Use	+	+	+/-
RCx	↓ Energy Use	+	+	+
Reduced Mercury	↓ Hazardous Waste	+	-	+/-
Lighting Retrofit	↓ Energy Use	+	+	+/-
More Windows	↑ Daylighting	-	-	+
Education	↑ Knowledge	+	+/-	+

Highlights From Case Studies

- Through implementing sustainable initiatives, survey respondents achieved:
 - Average of 17% energy savings
 - Average of 18% water savings



Highlights From Case Studies

- Pride of ownership
- Raising the facility management stature within the visibility of the organization
 - Put facilities group on the organization's radar as more than a cost area



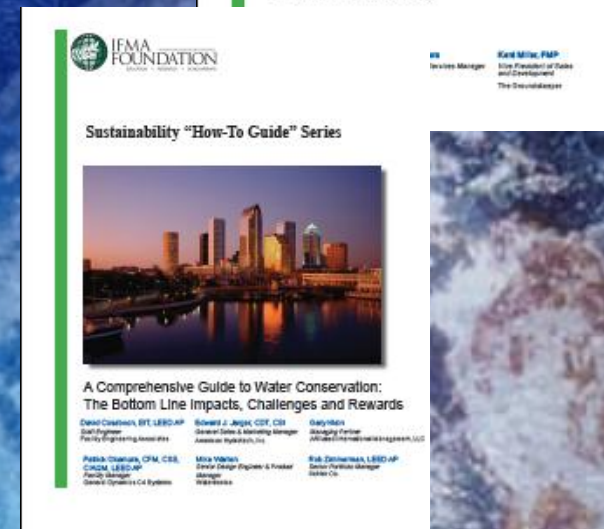
Building The Business Case

- Determine the costs for certification
- Estimate the potential cost savings
- Estimate the value of certification
- Include the environmental benefits
- Summarize your findings



Who is the guide for?

- Everyone! This guide and others are available for free download at the IFMA Foundation (<http://www.ifmafoundation.org>)
- Other Guides Available:
 - “Getting Started” with Sustainability
 - EPA’s ENERGYSTAR Portfolio Manager
 - Food Service Guide
 - No Cost/Low Cost Guide
 - Lighting Guide
 - Landscaping Guide
 - Water Guide



Where do we go from here?

- Data Gaps
 - Survey responders were generally LEED users
 - Responders did not share enough information on costs and savings associated with projects
- Is there a connection between the Executive Orders and the different rating systems?

Questions or Comments

- How can we best get the word out?
- How can you see this guide being an enabler?



Thank you!

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