

Greenhouse Gas Footprint/Inventory

What Is It?

- An inventory of 6 specific gases that a company emits over a given period of time.
- Measured in tons
- Emissions categorized as either direct, indirect, or fugitive
- 6 specific gases defined by the UN's Intergovernmental Panel on Climate Change and primary sources:
 - Carbon Dioxide (respiration, combustion, and organic decomposition)
 - Methane (decomposition)
 - Nitrous Oxide (anesthetic and chemical manufacturing)
 - Hydrofluorocarbon (Industrial manufacturing)
 - Perfluorocarbon (production of Aluminum)
 - Sulphur Hexafluoride (electrical generation)

Why Conduct One?

- Identify initiative opportunities or risk areas associated with GHG emissions.
- Prepare for pending environmental legislation.
- Make money trading GHG credits on a voluntary market such as the Chicago Climate Exchange.
- Report on GHG emissions to shareholders or potential investors.

How to Conduct One?

- **Determine scope:** Include; electricity, gas, water, waste, air miles, employee commuting, impacts from supply chain, etc.
- **Acquire inputs:** Utility bills, financial reports, purchasing records, etc.
- **Calculate footprint:** Utilize tools provided by the World Resources Institute's Greenhouse Gas Protocol to enter information and calculate footprint / inventory.

www.ghgprotocol.org

The Presenters:



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Greeby is a full-service consulting firm providing Development Management, Project Management and Tenant Coordination services to commercial real estate developers, corporations and institutional real estate investors.

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DEVELOPMENT MANAGEMENT = PROJECT MANAGEMENT = TENANT COORDINATION

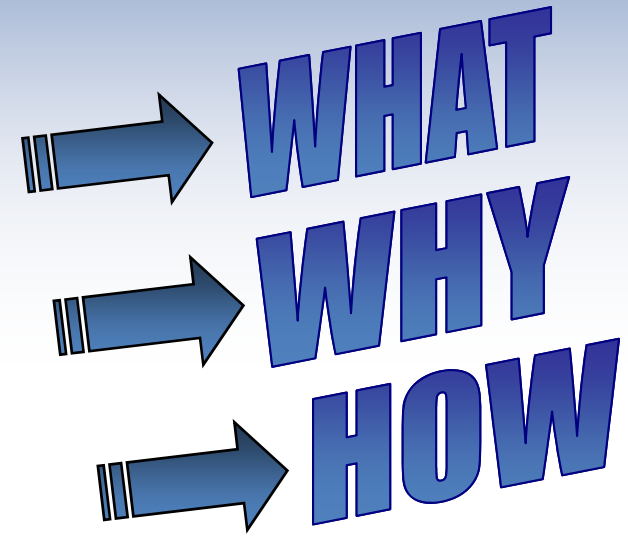


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TerraLocke's team of seasoned interdisciplinary professionals leads private and public organizations through the process of developing and implementing organization wide sustainability plans. Terralocke is committed to preserving a better future, by assisting organizations with reducing their environmental footprint and maximizing their bottom line.



Establishing A Green Corporate Plan



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Presented by:

Greeby

DEVELOPMENT MANAGEMENT = PROJECT MANAGEMENT = TENANT COORDINATION





Establishing a Green Corporate Plan

What Is It?

- Lightens a company's environmental footprint while improving its bottom line.
- The Plan can be:
 - Strategic and/or tactical in approach
 - Narrow or far-reaching in scope
 - Diverse in its areas of focus

Why Establish a Plan?

- Save \$, Make \$, Attract \$, Put fewer \$s at Risk
- Opportunities and financial reasons to implement a plan exist through the following:
 - ✦ Business
 - Reduce Expenses
 - Market Place Differentiation
 - Minimize risk of energy price increases
 - Spur Innovation
 - ✦ Employees - Motivate, retain, attract
 - ✦ Competition
 - ✦ Customers:
 - ✦ Shareholders:
 - ✦ Suppliers:
 - ✦ NGOs & Government

How to Establish a Plan?



Success is boosted by a Green Plan that is:

- ✓ **Persuasive:** Based on fact / not "Green Washing"
- ✓ **Pervasive:** Across Business, supply chain, customer, etc.
- ✓ **Persistent:** A Journey / Not a Destination

Informative Links:

Greenhouse Gas Links

- www.wri.org
- www.ghgprotocol.org
- www.theclimateregistry.org

Sustainability Research

- www.cfoconferences.com/research.htm

Greenhouse Gas Calculators

EPA's Power Profiler:

- <http://www.epa.gov/cleanenergy/energy-and-you/how-clean.html>

EPA's Greenhouse Gas Equivalency Calculator

- www.epa.gov/cleanenergy/energy-resources/calculator.html

Carbon Counter: Calculate Emissions

- <http://www.carboncounter.org>

Education

Climate Counts: Simple Videos

- <http://www.climatecounts.org/whatis.php>

Patagonia: View into Supply Chain Impacts

- www.patagonia.com

Frontline: HOTPOLITICS

- www.pbs.org/wgbh/pages/frontline

NOVA: Saved by the Sun

- www.pbs.org/wgbh/nova/programs/03.html

Greenbiz: Green business news

- www.greenbiz.com

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Potential Green Initiatives

Renewable Energy

- ✦ Install: Solar thermal, Solar Photovoltaic, Wind Turbines, Geothermal
- ✦ Purchase Renewable Energy Credits / Green Power

Buildings

- ✦ Conduct lighting retrofits
- ✦ Increase daylighting
- ✦ Install occupancy/thermal lighting sensors
- ✦ Install programmable thermostats
- ✦ Install green roof

Education

- ✦ Conduct training for LEED certification, green product training, Life Cycle Assessment, Design for Environment
- ✦ Make sustainability real for all employees
- ✦ Publish green e-news letters

Employees

- ✦ Establish telecommuting policy
- ✦ Offer LEED certification training
- ✦ Increase funding for public transportation
- ✦ Integrate sustainability performance into reward systems

Transportation

- ✦ Utilize alternative fuels
- ✦ Increase fleet fuel efficiency
- ✦ Offset travel emissions via planting trees or purchase RECs
- ✦ Maintain tires at correct PSI

Material Resources

- ✦ Identify waste-to-profit opportunities
- ✦ Purchase recycled products
- ✦ Reduce waste streams
- ✦ Increase recycling
- ✦ Implement green purchasing program

Landscaping

- ✦ Eliminate potable water use
- ✦ Plant native vegetation
- ✦ Utilize propane powered mowers as opposed to gas
- ✦ Increase permeable hardscapes
- ✦ Capture rain water and use for watering landscaping