



Southern CT BOMA and Sustainable Stamford's CORPORATE SUSTAINABILITY CHALLENGE SUMMARY

In collaboration with the Building Owners and Managers Association (BOMA), Sustainable Stamford will officially announce the Corporate Sustainability Challenge to the business community in Fall 2011. Small, medium, and large corporate building owners and managers will be asked to benchmark their energy and water usage and to adopt sustainability policies.

How to participate

1. Commit:

Contact Kristine D'Elisa, Director of the Corporate Sustainability Challenge: kd@granoffarchitects.com. Although the Challenge will not be officially announced until the Fall, there is no reason not to contact us and start now by:

- Benchmarking energy usage;
- Benchmarking water usage; and
- Adopting sustainability policies on the following (policy templates to be provided upon request):

Car pooling and telecommuting
Non-smoking
Waste reduction
Low mercury light bulbs
Sustainable purchasing
"Integrated Pest Management"
Stormwater quality management
Implementation of a green cleaning program
Extra credit: Adoption of a light pollution policy

2. Benchmark:

- Gather at least one year's worth of energy and water use data for your building(s) using the EPA's ENERGY STAR Portfolio Manager tool, which is free and available at:

http://www.energystar.gov/index.cfm?c=challenge.challenge_toolkit; and

- Assess existing conditions pertaining to all aforementioned policies.

3. **Strategize:**

- Form a sustainability committee to manage your commitment to the Corporate Sustainability Challenge. This can be one person, or a team of employees;
- Consult with engineering professionals to determine what you can do to increase energy and water efficiencies for your property;
- Learn about financial incentives offered by the government and utilities; and
- Analyze existing conditions relevant to all policies, and develop strategies for improvement.

4. **Implement:**

Install building upgrades that work within your budget, and implement policies that are practical for you.

5. **Evaluate:**

- Re-rate your building using the EPA's ENERGY STAR Portfolio Manager tool after one year;
- Fill out quarterly reports with Sustainable Stamford case workers; and
- Receive additional recognition for achieving the following:

Percentages of reduction in conventional commuting trips –
1 Star for every 25% achieved

Percentages of waste diversion through recycling –
1 Star for every 25% reduction achieved

Lower level of mercury content in light bulbs –
1 Star for every 10 picograms below 100

Percentages of sustainable purchases –
1 Star for every 30%

Energy Star Ratings –
1 Star for a rating of 75, 2 stars for 85, 3 stars for 95 **

Percentages of water use reduction –
1 Star for every 10% reduction

** Stars will be granted to those buildings showing a significant improvement from their baseline Energy Star score, regardless of attaining a rating of 75 or more.

6. **Educate:**

Train your building managers and educate building users to maximize and maintain the effectiveness of your improvements.

7. **Enjoy** the cost savings of being energy efficient, and let us share your success story!

What support will BOMA and Sustainable Stamford offer you during the Challenge?

- Assistance in forming a sustainability committee;
- Guidance on partnering with the regional utilities to implement your energy efficiency plans and participate in incentive, rebate, and grant programs;
- Promotion, including press releases, articles in local publications, media events to highlight progress, case studies posted on the City's website, and awards recognition at BOMA's annual function; and
- Hosting of a series of educational seminars for local building owners, management staff and other community members on making sustainability improvements.

What is the cost of participating?

Participation in the Corporate Sustainability Challenge is free. However, any costs incurred while making building improvements are the responsibility of the participants.

In order to receive an ENERGY STAR Label for a building, that building must both receive a rating of 75 or greater using the EPA's ENERGY STAR Portfolio Manager tool, AND the building must be evaluated by a professional engineer (PE). Any costs related to the use of a PE must be borne by participants. Participants may use an in-house engineer, as long as they are certified to practice in Connecticut.

What are the benefits of participation?

Financial savings: Many building upgrades provide a payback within five or fewer years, allowing for significant savings in operations costs over time.

Increased building marketability: The marketability of sustainable rental space continues to accelerate. Lowering tenant costs, while also showing concern for tenant health and welfare, the community, and the environment as a whole will give your building the advantage in the real estate market.

Public relations: You will be recognized as a leader in the community, while also educating and motivating fellow building owners to make improvements that are better for our health, our community, and our planet.

Broadening your contact base: You will develop new government and business relationships through your collaboration with Sustainable Stamford and BOMA.

LEED correlations: If you are interested in pursuing LEED Existing Building certification of your building(s), upon successful completion of this challenge, you will have achieved many of the prerequisites and acceptable credits.

**On behalf of Southern Connecticut BOMA and Sustainable Stamford,
thank you for doing your part to make your building, the City of Stamford,
and the State of Connecticut a healthier place to live and work!**