



GREEN COMMITTEE POSITION STATEMENT

Providing Support to the Facility Manager

April 2007

In April 2007, the Boston chapter of IFMA initiated a local Green Steering Committee (GSC) to discuss how such a group could best serve its membership in the areas of Green Building, Sustainability and Leadership in Energy and Environmental Design (LEED) and facilities operational management practices. It was determined that there is a wide variety of information and training available for the design and construction professionals, and there was a need to further support the Operations and Maintenance professional.

Rationale (why a Green Committee?)

The International Facility Managers Association (IFMA) is the largest and most widely recognized professional association for facility management worldwide. IFMA's vision is to be the leader in promoting excellence in management of the work environment. IFMA accomplishes this by enhancing the recognition and integrity of the profession, while providing facility professionals with the services and information they need to enhance and advance their careers. The International organization provides education, research, publications, events, and alliances with other related associations and organizations.

In support of Green, IFMA has established the web based IFMA Green Zone (www.ifmagreenaone.com) which is dedicated to bring sustainable education and research to IFMA members. In addition, the web site will provide current information on products and services.

The U.S. Green Building Council (USGBC) is the nation's foremost coalition of leaders from every sector of the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. They are united through their Leadership in Energy and Environmental Design (LEED) green building rating programs to transform the building industry to sustainability. Average savings documented from Green buildings include; 30% in Energy, 30-50% in water consumption and 50-90% in waste costs.¹

Since 1996, USGBC has grown its membership to over 7,600 members. The LEED programs have developed through the years with initial focus on training and certifying the design and construction professionals. This has left a significant gap for the operations and maintenance (O&M) professional – the Facility Manager.

Purpose / Objective

In response IFMA-Boston has created the GSC to research membership needs and to develop an agenda consisting of training, information sharing and being a resource avenue (or “clearinghouse”) for Facility Managers in the areas of Green/Sustainability/LEED. The committee is comprised of about a dozen IFMA-Boston members representing IFMA-Boston leadership and the facility management profession.

Affiliated Organizations

Green buildings are being constructed today. We must execute support for our Facility Managers in a timely manner and reaching out to organizations dedicated and experienced in Green/Sustainability/LEED practices. An initial listing of organization include; USGBC, USGBC Local Chapter, ASHRAE, EPA, AEE, the Green Roundtable and the Harvard Green Campus Initiative (HGCI).

While the USGBC, EPA and ASHRAE provide standards, training and certifications, the Green Roundtable (GRT) and HGCI are local groups promoting sustainability. The GRT takes a strong local leadership role creating and implementing market transformation programs through a range of activities within the focus areas of Education, Policy, and Technical Assistance. And the HGCI which advances sustainability practices throughout all Harvard University facilities. Their goal is to make Harvard University a living laboratory and learning organization for the pursuit of campus sustainability.

How will we interact with these organizations?

- Invite organization members who live local to play an active role on GSC.
- Provide comments on upcoming regulations (i.e. Standard 189P being jointly developed by ASHRAE and USGBC).
- Become an active participant in USGBC’s 2008 *GreenBuild Conference and Expo* in Boston, MA. Co-sponsor several events.
- Solicit sample policy/procedural documentation on “getting started” and “how to sustain” Green programs.”
- Share mailing lists.
- Publish articles in respective journals/newsletters.
- Provide links and resource contacts for our membership

Recommendations

Short Term (1-12 months) – A Focus on Training, Benefits and Networking

- Create a Green Page on IFMA-Boston's web page. Include the position paper, links to affiliated organizations, training schedules and related Green information.
- Publish the Green Steering Committee efforts in the INFORMANT. Within the publication, provide questions and answers similar to the CFM questions and answers that were previously published.
- Determine correct name and organizational structure (i.e. task force, network) to deliver the Green program.
- Partner with HGCI on developing and publishing a "How to Get Started with Green" (or similar title). Consider joint training sessions.
- Complete an IFMA-Boston membership survey of Green needs. This information will be used as a baseline tool to a) identify needs and b) measure program effectiveness.
- Develop a training curriculum based on results from the IFMA Foundation's research paper "Delivering the Green" and LEED EB standards. Training should include peer-to-peer exchanges and meetings will be held in different locations around the Boston area to improve accessibility and attendance. Focus will include both "Top-Down" and "Bottom-Up" training for senior management (Chief Executive and Financial Officers) to mid-level and trade staff.
- Develop a "benefits" paper for Facility Managers and key stakeholders based on information provided in the IFMA Foundation's research paper "Delivering the Green" and other local projects. Insurance as well as financial benefits should be compiled to help facilitate acceptance of these programs by senior management.
- Identify Affiliate Organizations and appropriate contacts.
- Provide comments on upcoming regulations (i.e. Standard 189P being jointly developed by ASHRAE and USGBC). Comments are due on this standard by July 9, 2007.
- Assist our membership with "keeping it simple" and showing how efforts can be done in small steps as well. As an example in energy conservation measures (ECMs).

Long Term (1–2 year)

- Become an active participant in the USGBC's 2008 *GreenBuild* Conference in Boston, MA. Design and implement a panel/program session that emphasizes the mission of the GSC.
- Assist in the delivery and/or development of regular training programs to all networks. This will be a continuum of training focused on identified membership needs.
- Add Green/LEED/Sustainability questions to the CFM exam

- Coordinate and disseminate all meaningful information to committees and networks regarding LEED information (e.g. Education, Asset Management Task Force, Accreditations, etc).
- Continue with Green Award at IFMA-Boston annual awards gala. GSC members should be active in the selection process.
- Develop an outreach program to educational institutions to develop Green into their curriculum.

Endnotes

¹USGBC, LEED for Existing Building Informational Power Point Presentation,
<http://www.usgbc.org/>