

# Getting Started

- Identify a green CHAMPION
- Get your green goals in writing
- Budgets: “BEWARE DEVALUE ENGINEERING” – Kim Vermeer
- Don’t only do things with immediate payback – think about the health and environmental impact of decisions
- Ventilation system is a MUST for any green rehab
- Tenants – Engaging them early and often is “absolutely key”
- Know your building – track your baselines for your whole portfolio

# Programs and Resources

- Talk to your UTILITY first
- DOE resources are available but heavily dependent upon local priorities and implementation
- Tax credits – complicated to set up an entity to get the credits/grants but it CAN BE DONE
- Energy Efficiency tax deductions are underutilized
- Must have a green O&M plan in place for funding. It's key to the process.
- Synergy with GREEN JOBS

# Due Diligence

- Scope of work is critical
- For green due diligence, you're not looking for a report – you're looking for someone to talk to
- Consider early replacements and synergies
- In energy efficiency, electricity is the biggest opportunity for savings and greenhouse gases
- Water efficiency is easiest, cheapest, and best bang for the buck
- For lighting, occupancy sensors are the biggest bang for your buck.
- Old boilers, hot water systems, piping insulation, duct insulation, water conservation measures

# Rehab Plan

- Carpet is filling our landfills and causing asthma – it can be eliminated completely
- Building envelope for occupied buildings can be a challenge – do roof and basement walls
- Local materials – consider transportation and delivery costs and externalities
- Need to hold contractors, engineers and architects accountable for the projections and outcomes
- “Boring Crap” vs. Newer, sexier things: Energy Performance Contracting, Cogeneration, Renewable Energy
- Look for interaction between owners, engineers, contractors, architects early in the process

# Final Word

Going green is **EXCELLENT**  
asset management

- Kate Bennett

# LISC RESOURCES AND CONTACTS

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Materials available at  
[www.nercnahro.org](http://www.nercnahro.org)

[www.lisc.org/greenpreservation](http://www.lisc.org/greenpreservation)