WE + Sustainability = Your Competitive Advantage

Glenn Dirks
WE Leadership
Workplace Strategist

Dean Stanberry
Chair, ESUS and Director, FM Services, AbraxasFM

Christopher Cayten
Principle, CodeGreen Solutions

Kate North
Global Chair, WE and Managing Director, Workplace Innovation, Colliers International
Jeremy Rifkin

• American Economic & Social Theorist
• 20 Best Selling Books on the impact of scientific and technological changes on the economy, the workforce, society and the environment
• Advisor to: European Union, the People's Republic of China and heads of state around the world

Video 1
Video 2
WHY?
Exploring What’s Possible
Case Studies of Successful Sustainable Projects

**Moderator:** Christopher Cayten, CodeGreen Solutions

**THE MERCHANDISE MART**
Mark Bettin, Vice President, Engineering/Sustainability, Merchandise Mart Properties, Inc.

**METHOD SOAP**
Karl Heitman, Founder & President, Heitman Architects Inc.

**COOK COUNTY**
Dr. Ann Kalayil, Bureau Chief, Cook County, Bureau of Asset Management

**THE EDGE**
Jan-Hein Lakeman, Executive Managing Director USA at OVG Real Estate
The Merchandise Mart Today

4.2 Million Square Feet

• 1930 Marshall Field & Company
• 1945 Joseph P Kennedy
• 1998 Vornado Realty Trust

320 Tenants
96% Occupancy

50% Showrooms and Tradeshow
50% Office and Retail
Sustainability Timeline

- 2005 Audit for LEED EB
- 2006 Form Energy Committee
- **2007 LEED EB Certification Silver**
- 2007 Energy Audit Lighting Retrofits
- 2008 VFD retrofits
- 2009 VFD retrofits
- 2010 LED retrofits
- 2011 Steam traps Audit for LEED EB:OM
- 2012 Energy Audit Tenant Lighting Retrofits
- 2013 Radiator Steam Supply Retrofit
- **2013 LEED EB:O&M Certification Gold**
- 2014 Exhaust Fan/Damper Retrofit
- 2014 Tenant Electricity Audit (EDF)
- 2015 Water – fixture retrofits
- 2016 New compost collection system
- 2017 RESET and Audit for LEED EB:OM
- 2018 RESET, FITWEL, ARC
Method’s new LEED Platinum Manufacturing and office headquarters in Chicago

“Factory of the Future” a sustainable model for natural capitalism’s bottom line: People, Planet, Profit
Method Soap, Founder Adam Lowry

- Beyond LEED Platinum
- Revitalize Rust-belt
- Redefine model for urban renewal
- Be an example

"We are at the dawn of manufacturing in the ecological century"

- Bill McDonough

William McDonough + Partners
Architecture and Community Design

“We are at the dawn of manufacturing in the ecological century”

- Bill McDonough
Re-Imagined Factories:

Consolidated Supply Chains
Located on Urban Edge
DC’s become the New Factories
Manufacturing on Site
Direct to Consumer
Cook County Bureau of Asset Management

**Priorities**
- Transforming Government
- Greening Our Buildings
- Increasing Our Economic Impact
- Smart County

**Targets**
- 1 Million Square Feet Reduction by 2018
- 80% Greenhouse Gas Reduction for County Owned Buildings by 2050

**Customers**
- Corporate – 2.7M SF
- Public Safety – 11.5M SF
- Health and Hospitals – 4.9M SF

**210 Unique Properties**
- 179 Owned/31 Leased

**19 Million Square Feet**
- 16M SF Owned/3M SF Leased
Green Buildings Program

The 5 Pillars of the Green Buildings Program

- **Energy**
  - Goal: 80% emissions reduction by 2050

- **Water**
  - Goal: 30% water usage reduction by 2025

- **Waste**
  - Goal: 80% diversion rate by 2050

- **Technology**
  - Goal: 80% of buildings to incorporate smart building technology by 2025

- **Community**
  - Goal: Create a positive impact on County residents
Case Study
The Edge
Amsterdam
The Edge
Amsterdam

LOCATION
Amsterdam, The Netherlands

SIZE
500,000 SQF

SUSTAINABILITY CERTIFICATES
BREEAM-NL Outstanding

TENANTS
Deloitte, AKD, Sandvik, Henkel, Edelman, OVG Real Estate

PARTNERS
PLP Architecture, Deems, G&S Bouw

ARCHITECT
PLP Architecture

COMPLETION DATE
2014
Making It Happen
Exploring the Latest Technologies

• **Moderator:**
  Dean Stanberry, Chair, ESUS and Director, FM Services, AbraxasFM

• **Panelists:**
  Chris Zlocki, Head of Innovation, Colliers International
  Sonny Garg, Energy Solutions Lead, Uptake
  Ruairí Barnwell, Principal, DLR Group
Convergence of Disruptive Forces

- 40% freelance & gig economy
- 65% of all jobs have not been invented
- 30% employee engagement scores

- 30% Occupiers in flex models
- 70% Corporate utilization
- Labor & talent #1 global CEO concern

- AI & Automation – 35% job impact
- 50B mobile devices
- 30% augmented reality impacting CRE
Using Real **DATA** to Close the Design Loop

Integrating Analytics on the Front and Back end of Design
MAKING IT HAPPEN: The Impact on Human Performance

**Moderator:**
Kate North, Global Chair, WE
Managing Director, Workplace Innovation, Colliers International

**Panelists:**
Shona O’Dea, Senior Associate, DLR Group
Kate Lister, President, Global Workplace Analytics
Dr. Sally Augustin, Principal, Design With Science
Ellen Keable, Principal, Jacobs
Let’s Dive In!

01 The truth about **density** and utilization

02 Psychological and behavioral implications

03 The connection to **well-being** and the new **ROI**

04 Sustainability as a way to **attract and retain talent**
SUSTAINABILITY, NOW
92%: It’s important to work for a socially responsible company
MAKING IT HAPPEN:  
Managing Energy

The new energy landscape: tools, resources and solutions to optimize energy performance and drive value in your organization.

**Moderator:**
Christopher H. Cayten, Principal, CodeGreen Solutions

**Panelists:**
Cindy Zhu, Building Technologies Office Fellow, U.S. Department of Energy
Craig Haglund, Program Manager, ENERGY STAR, U.S. EPA
Amy Jewel, Chicago Advisor, City Energy Project
The biggest little label in energy efficiency

5.5 billion products
30,000 buildings
130 industrial plants
1.7 million homes
Metrics Calculator

Energy consumption (source, site, weather normalized)

Greenhouse gas emissions (indirect, direct, total, avoided)

Water consumption (municipally supplied potable and reclaimed, alternative)

ENERGY STAR 1-to-100 score (available for many building types)
Chicago’s Sustainability Strategy: 2008 - 2018

By the Numbers:

• Chicago is now 40% of the way to reaching the Paris Agreement goals

• Energy from buildings saw a 13% emission reduction from 2005 to 2015
The Chicago Energy Project
What’s Next?

Facility Fusion

• Tuesday
  • 2:25 – 3:00  WE + Sustainability = Your Competitive Advantage
• Thursday
  • 8:00 – 9:00  Embracing the Third Industrial Revolution: What does it mean for FM?

Chicago WE Hub

• May 3rd
  • Localizing and actualizing this conversation – May 3rd TBD
2017 WE Leadership Award
Making a World of Difference!

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