

SR INC'S SUSTAINABLE BUSINESS & ENTERPRISE ROUNDTABLE (SBER) 1ST QUARTER NEWS

From the service leader

JAMES BOYLE, CEO & CHAIRMAN



Sustainably Healthy Workplaces

From 2005 to 2010 the rise in attendance at the United States Green Building Council's annual GreenBuild conference was astonishing. It grew from a few thousand participations to more than 30,000 in 2010.

In 2016, with more than 14 billion SF certified under its LEED Building Rating program – and far more SF powerfully influenced by LEED standards – it is clear the USGBC has reshaped the multi-trillion dollar buildings industries towards greater sustainability.

In 2016, it is also clear that the related health in buildings movement is embarking on an inflection in growth similar to the USGBC in 2005. Since its inception in 2008, SR Inc has been focused on helping management teams: **Set Goals, Drive Progress & Report Results** as they lead their enterprises to more sustainable high-performance in real estate and operations. All of this time Member-clients have made it clear that flourishing human health was rightly a North Star for any enterprise sustainability program.

Inspired by this commitment, SR Inc sought out the National Institutes of Health in 2010 and began assisting the NIH through helping to plan and administer a Health in Buildings Roundtable. Years of working with the NIH and with world leading corporations regarding their workplace related sustainability efforts has made it all but inevitable SR Inc would become a principal proponent of integrating sustainability and wellness initiatives in the workplace.

Consequently, SR Inc finds itself busier than ever helping Member-clients create Strategy Scorecards, Multi-year Roadmaps, Performance Dashboards and Results Reporting for **Sustainably Healthy Workplaces**. The muffled beat at the center of all this work are human hearts that, more often than not, are quickened by the vision of workplace that could help us all flourish sustainably.

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2016 Select SBER Events

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| Feb 25, 2016
11am PT | Charter Member Meeting
Charter Members meet virtually to discuss and ratify the SBER 2015 Service Agenda |
| TBD
1-2pm ET | Portfolio-wide Sustainability Webinar
Virtual webinar |
| Mar 25, 2016
12-3pm ET | Q1 Executive Symposium
SBER Member-Clients meet in Boston, MA & virtually |
| May 19, 2016
12-2pm ET | SBER Multi-Client Meetup
SBER Member-Clients meet in Boston, MA |
| June 23, 2016
12-3pm PT | Q2 Executive Symposium
SBER Member-Clients meet in Bay Area & virtually |
| Sep 22, 2016
12-3pm ET | Q3 Executive Symposium
SBER Member-Clients meet in New York, NY & virtually |
| Sep 29, 2016
12-2pm PT | SBER Multi-Client Meetup
SBER Member-Clients meet in the Bay Area |
| Oct 19, 2016
6-8pm ET | CoreNet Global VIP Dinner
SR Inc hosts Member-Clients for dinner in Philadelphia |
| Dec 7, 2016
7-9 pm ET | Summit VIP Dinner
SR Inc hosts SBER Member-Clients in D.C |
| Dec 8, 2016
8:30-5pm ET | The Summit for Sustainable Operations V
SR Inc hosts Member-Clients & Presenters in D.C |

Please contact [Brittany Doherty](mailto:Brittany.Doherty@sustainabilityroundtable.com) to register for events

Q1 Executive Symposium: *Sustainably Healthy Workplaces Portfolio-wide*

On March 25, 2016, Sustainability Roundtable Inc. (SR Inc) hosted a Q1 2016 symposium at SR Inc's HQ in Cambridge, MA. Corporate Real Estate (CRE) and Sustainability Executives from across industries joined SR Inc to initiate our mutual examination of one of the Sustainable Business & Enterprise Roundtable's (SBER) core research topics for 2016 – Sustainably Healthy Workplaces in CRE – which leading Member Executives note are playing an increasingly integral role in their dedicated move to Regenerative Portfolios by 2030. In particular, SR Inc looks forward to leveraging the work of long-time Member-Client National Institutes of Health (NIH) and the [Health in Buildings Roundtable](#) (HiBR) SR Inc supports, which has worked to organize and develop original research on how best to manage the human health impacts of the built environment.

Among the Member-clients SR Inc was working most closely with in the first quarter to develop a portfolio-wide approach to Sustainably Healthy Workplaces was **Anthem health care**, lead by **Hakon Mattson**, Anthem's Director of Energy & Sustainability. As Anthem builds the business case for investing in a Sustainably Healthy Workplace Strategy portfolio-wide, Mattson cites multiple studies, including a 2009 CDC study that found every \$1 spent on wellness initiatives results in \$2.43 in savings and another that found that direct building-related health costs total \$745 annually. Mattson and his team are also currently working with HR, Wellness, and other internal functions to gather and evaluate financial/organizational outcome metrics (e.g., payroll, retention, workman's compensation, etc.). At the same time, they are developing a Sustainably Healthy Buildings Scorecard – adapted from the WELL Building Standard – to assess the physical conditions within offices (e.g., daylighting, IAQ, available amenities, etc.), so that they may ultimately rank all Anthem sites based on outcome metrics, workers' perceptions, and the Scorecard. Visit [SR Inc's Blog](#) for a full summary.

Sustainably Healthy Workplaces Key Takeaways include:

- Emerging trends are prompting leaders to create a Sustainably Healthy Workplace (SHW) Strategy (**Building Codes, Sustainable Design Certification, Preventative Healthcare, Culture Change, Climate Change & Resiliency Planning**)
- Workforce productivity gains** will become the principal driver of the business case as SBER and others help to better quantify it
- Leaders are **integrating SHW into existing portfolio strategies**
- SR Inc is helping multiple Member-Clients integrate **SHW metrics and Best Practices into their portfolio-wide CRE strategies**
- Cross-department data coordination and Internet of Everything (IoE) solutions** substantially enhance measurement & business case for SHW
- Measuring and presenting the productivity gains for more sustainably healthy workplaces is a key **SBER 2016 focus going forward**

Materials presented at the Q1 Executive Symposium and a summary of the discussions are available in SR Inc's Member-only Digital Library: [2016 Q1 Symposium: Regenerative Portfolios by 2030 - The Sustainably Healthy Workplace Revolution](#)

Paul Hawken and Project DrawDown



SR Inc was delighted to feature **Paul Hawken** in our 4th Quarter Executive Symposium. Paul is a global thought leader in sustainable business, and is the author of top relevant books such as *The Ecology of Commerce* (voted the best book on sustainable business by professors at 26 business schools) and co-author of *Natural Capitalism*, an encyclopedic work Peter Senge of MIT equated to Adam Smith's *The Wealth of Nations* in epoch shaping influence. Paul is also Co-Founder of Project Drawdown, which he explained at the Symposium along with Executive Director and Co-Founder **Amanda Ravenhill**.

[Project Drawdown](#) consists of a book, an open-source database, and an interactive digital platform that details the means to achieve drawdown – a year-to-year reduction in the concentration of CO₂ in the atmosphere. The Project is catalyzing a broad coalition of researchers, scientists, graduate students, PhDs, post-docs, policy makers, business leaders, and activists to come together, assemble and present the best available information on the full breadth of substantive climate solutions in order to describe their beneficial financial, environmental, and social impact over the next 30 years. Project members believes the public's willingness to respond to climate change can shift significantly if they understand how they can benefit by adopting these solutions.

Drawdown creates a realistic, optimistic and empowering view of our climate future through 3 paths: **reduce greenhouse gas emissions** into the atmosphere through efficiency and resource productivity; **replace existing energy sources** with low carbon renewable energy; and **bio-sequester carbon dioxide** through innovative farming, grazing, and reforestation practices. Scientists have done an extraordinary job determining the impacts of what will happen if we don't act to mitigate climate change. Now is the time to measure and calculate how we are responding so that we can amplify that response.

SBER Member Executives are invited to join the Drawdown Carbon Council and comment or make suggestions to the book and complimentary products with full credit as contributors. Members gain first access to research findings as well as invitations to convene several times a year in order to further strengthen their ties and complimentary projects and initiatives they are pursuing. Please contact [Amanda Ravenhill](#) for more Information if interested.

Q1 Executive Symposium: A Revolution Towards Renewable Energy Portfolio-wide

Sustainability Roundtable Inc. ("SR Inc") was pleased to host dozens of selected corporate operating and sustainability executives across industries at its headquarters in Cambridge, MA on March 25th. These executives met for a highly focused discussion designed to support and inform SR Inc's year-long examination into how companies can begin to prepare strategies that will, by 2030, enable them to plan for "regenerative" operating portfolios.

Four to five years ago, only a small handful of SBER Member-Clients were seriously interested in renewable energy. Today, virtually all of them have requested SR Inc's assistance to better understand and plan for renewable energy throughout their global corporate portfolios, which more often than not are partially or wholly leased. Moreover, nearly a dozen SBER Member-Clients have publically committed to sourcing 100% of their energy from renewable sources globally. One such company aiming for ambitious renewable energy targets is longtime Member-Client Cisco. Andy Smith, Cisco's Global Sustainability Manager, is helping to shape the company's renewable energy strategy globally and is actively seeking compelling opportunities to power sites with renewable energy in burgeoning international markets like China and India (2016 Update of the [SBER Member Briefing International Renewable Energy Markets](#) is available for final Member comment and will be published to Members prior to the SBER Q2 Symposium in Bay Area, CA). Visit [SR Inc's blog](#) for a full summary.

Renewable Energy Portfolio-wide Key Takeaways include:

- Strengthened by sharp cost declines, soaring global demand, the 2015 United Nations Climate Change Conference in Paris (COP21), and the US Investment Tax Credit (ITC)/Production Tax Credit (PTC) extensions, the global **corporate embrace of renewable energy continues to accelerate towards sourcing 100%** renewable energy.
- Leading corporations and landlords are developing **portfolio-wide renewable energy strategies** as part of their overall approach to energy and sustainability.
- 20 year PPAs for 1 MWdc from efficient arrays will likely **drive 20%+ savings vs. average expected grid electricity prices in most of the 6 SBER 2015 Joint RFP markets** (CA, CO, MA, NJ, NY, TX).
- **Member-Clients vary in their enthusiasm** for renewable energy related debt, hedging, simple payback, brand / stakeholder impact and environmental benefits.
- Global Reporting Initiative (GRI) and Carbon Disclosure Project (CDP) Scope 2 reporting requirements began to change in 2014 to reflect **devaluation of voluntary market REC environmental benefit vs. directly sourced renewable energy**.

Materials presented at the Q1 Executive Symposium and a summary of the discussions are available in SR Inc's Member-only Digital Library: [2016 Q1 Symposium: Regenerative Portfolios by 2030 - The Renewable Energy Revolution](#)

Member Executive Comments



Roger van Overbeek,
Director of Corporate RE at Autodesk, on SR Inc Management Best Practice Research & Tools

"SR Inc's content was excellent because it was not just a high level overview, but meaningful enough that I can use it for implementation and refinement. The information I obtained in one day and on the thumb drive was equal to months of consulting provided by one of our vendors, and the SR Inc materials are more meaningful. I cannot say enough good about the content."



Deidre Buzzetto,
Director, International Real Estate at Lenovo, on experience with SR Inc

"SR Inc was critical in us bringing forward to our senior executive team how important it is to input sustainability into our overall strategy... Having SR Inc with us pushing us forward and pushing us in the right direction is what we needed. Our sustainability council has gotten the data they need and all the right metrics. Getting the research has been invaluable. We're gaining the knowledge [SR Inc is] getting from others. That shared resource has been really important."



Brad A. Molotsky,
EVP & General Counsel at Brandywine Realty Trust, on experience with SR Inc

"SR Inc was one of the early stops we made. The ability to have a third party-neutral kind of 'referee' at all the noise that's out there was very relevant, very meaningful. The ability to connect with people who are sprinting, crawling, and all in between on various aspects is what [SR Inc] is able to bring to the table in a cogent, cohesive fashion. To me nothing is ever worth the price of admission, but that's worth the price of admission."

New Q1 2016 SBER Charter Member-Client:

 **MITIMCo** The MIT Investment Management Company (MITIMCo) located in Cambridge, MA is an investment management company with the mission to deliver outstanding long-term investment returns for MIT. MITIMCo supports MIT through the returns generated from investing MIT's endowment in a small number of investment managers worldwide. MITIMCo cultivates an ecosystem of exceptional people and enduring partnerships to sustain MIT's pursuit of world-class education, cutting edge research, and groundbreaking innovation. The returns achieved by MITIMCo investment manager partners directly advance MIT's mission by supporting a broad range of activities, including those servicing society and advancing sustainability in response to the changing needs of the market, the Institute, the economy and the Cambridge community.

Select Highlighted Executive Guidance:



SBER Member Briefing: ***Impact of Renewable Energy Purchases on Energy & Greenhouse Gas Goal-setting & Reporting*** gives an overview of the ways that corporate purchases of renewable energy impact the energy and greenhouse gas (GHG) emissions reporting and goal-setting of companies and also describes the impact of the revised Scope 2 reporting rules of the Greenhouse Gas Protocol.



SBER Member Report: ***Global Guidebook for Sustainable Real Estate***: SBER Member-clients have helped SR Inc develop a definitive, 75 plus page, editable and downloadable Master Playbook with dozens of downloadable and editable SR Inc Documents & Tools to help manage global operations towards more sustainable high-performance across space, energy, waste, water and much more.

SELECT CHARTER MEMBERS OF THE SBER INCLUDE:

AEW Capital Management
Akamai
Anthem
Apollo Group
Bentall Kennedy
BlackRock
Bloomberg
Brandywine Realty Trust
Capital One
Cimpress
Cisco Systems
City National Bank
EMC Corporation
HCSC
Genentech
Grainger
Interpublic Group
Intuit
Kaiser Permanente
Lenovo
LinkedIn
McKesson
MetLife
MITIMCo
National Institutes of Health
NetApp
Nokia
Novant Health
Oracle
PG&E
Putnam Investments
REIT Management & Research
Salesforce.com
T. Rowe Price
Teradyne
The Tower Companies
U.S. GSA
Verizon Wireless
Xerox