

# ASSESSMENT

## Green Building Assessment Solutions

### INTEGRATING SUSTAINABILITY INTO YOUR CAPITAL PLAN

Today, organizations in every sector are critically evaluating the sustainability of their building operations. Escalating energy costs, the effect of emissions on the environment, and legislative mandates for high performance buildings are some of the issues making the greening of our built environment a priority.

The building industry is increasingly adopting green standards for new construction. But it is the greening of our vast stock of existing buildings that has the greatest potential to reduce environmental impact, improve occupant health and productivity, and decrease operating costs.

Sustainability improvements to existing buildings can take a wide variety of forms, from HVAC retrofits to renovations to enhance daylighting. Whatever the focus, these improvements often require investment in new equipment, components or systems – investments that compete for priority with a variety of other

capital and operational needs. How can organizations determine which green initiatives will best support their objectives, and how those programs will impact their capital plan?

#### INTEGRATE SUSTAINABILITY INTO YOUR CAPITAL PLAN

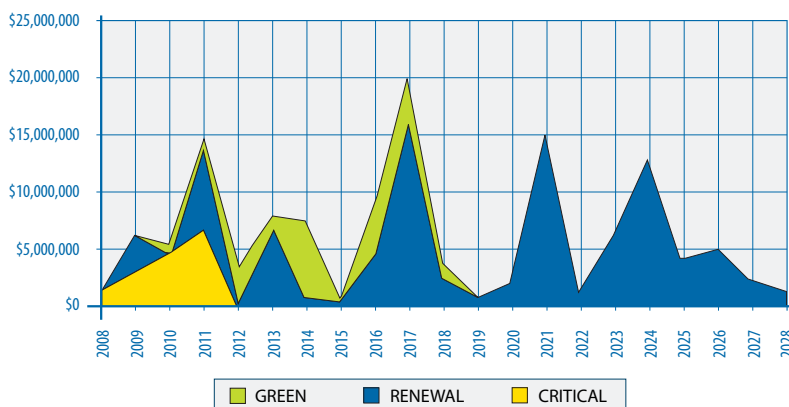
VFA helps organizations evaluate the costs and benefits of sustainability programs in the context of broader capital needs, answering such questions as:

- Which green initiatives will support our short and long-term goals?
- What is the return on green projects? Which will provide operational cost savings? Which will most significantly reduce emissions?
- How will investments in sustainability projects impact other capital programs?

#### VFA SOLUTIONS HELP ORGANIZATIONS:

- Identify improvements to enhance the sustainability of building operations
- Quantify the costs and benefits of specific projects
- Recommend the projects that will deliver the greatest return based on organizational goals
- Integrate green investments into capital plans and budgets

#### ANNUAL CAPITAL FORECAST WITH SUSTAINABILITY INITIATIVES



VFA solutions combine facility assessment services and award-winning capital management software, enabling organizations to effectively incorporate sustainability initiatives into their long-term capital plans.

# Green Building Assessment Solutions

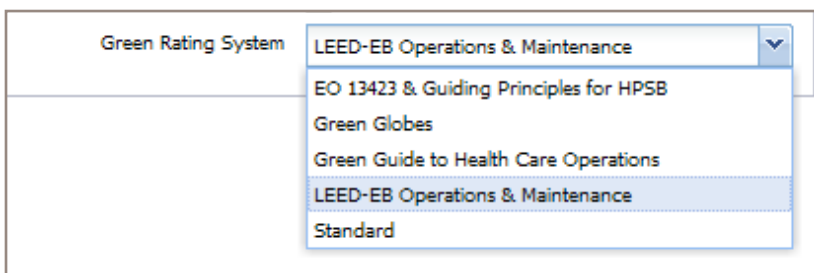
With over a decade of experience assessing facilities portfolios around the globe and developing award-winning capital management software, VFA helps organizations answer these questions, identifying the best opportunities for enhancing the sustainability of existing buildings based on specific business goals and objectives.

VFA's specially trained green assessment professionals focus on five key categories, consistent with industry standards for high-performance buildings:

- Energy Efficiency
- Water Conservation
- Indoor Air Quality and Environment
- Site Sustainability
- Materials and Construction

Using VFA.facility® software, which includes industry-standard cost data from RSMeans, we provide detailed estimates of the costs of any identified repairs, upgrades or other improvements to support building sustainability. We determine the costs and benefits of potential green initiatives, and identify the best opportunities to maximize operational efficiency while promoting a sustainable environment.

## VFA SOLUTIONS SUPPORT A VARIETY OF GREEN RATING SYSTEMS



VFA software supports the categorization of green improvements according to a variety of industry-standard evaluation systems, as well as a customer's own rating scheme.

VFA solutions support a variety of green rating systems, enabling organizations to categorize improvements according to industry-standard evaluation systems, such as LEED-EB or Green Globes, VFA's standard, or their own unique rating scheme.

## CHOOSE THE APPROACH THAT'S RIGHT FOR YOUR ORGANIZATION

Because every organization has its own unique goals and has progressed in different ways in promoting sustainability, VFA offers a range of Green Building Assessment services designed to support their individual needs.

### The Integral Assessment

Our most comprehensive Green Building Assessment service, the Integral Assessment provides a holistic analysis of the facility portfolio, encompassing the structure, systems and components. VFA determines immediate and long-term cost liabilities for deferred maintenance, lifecycle renewal, code compliance, and functional inadequacies, employing sustainable alternatives where they are viable. We also identify stand-alone opportunities for promoting sustainable operations, unrelated to ongoing system renewal requirements.

Using VFA.facility, the costs for all improvements are calculated, including the savings and pay-backs on green upgrades relative to conventional or in-kind improvements. VFA delivers detailed recommendations for greening initiatives, based on organizational goals, including costs and timeframes and a summary of expected benefits to occupants and the environment.

Following the Integral Assessment, organizations can project required capital funding levels over time, including those related to greening improvements, and develop detailed capital plans and budgets that effectively incorporate sustainability measures.

## THE FIVE EVALUATION AREAS OF A VFA GREEN BUILDING ASSESSMENT

### ■ Energy Efficiency

- Systems Performance
- Mechanical Equipment
- Energy Performance
- Building Envelope Integrity
- Lighting
- Renewable Energy Use

### ■ Water Conservation

- Water Use
- Wastewater Technologies
- Landscaping
- Discharge Water Compliance

### ■ Indoor Air Quality and Environment

- Ventilation and Exhaust Systems
- Outside Air Delivery Monitoring
- Emissions
- Asbestos
- PCB
- Ozone Protection
- Environmental Tobacco Smoke Control
- Pollution Control & Indoor Air Quality
- Daylighting and Views
- Construction Indoor Air Quality Plan

### ■ Site Sustainability

- Soil Stabilization
- Site Disturbance
- Stormwater Management
- Light Pollution
- Heat Islands (Site and Roof)
- Alternative Transportation

### ■ Materials and Construction

- Demolition and Waste Management
- Use of Alternative Materials
- Toxic Materials
- Recycling

### Green Dimensional Assessment

For organizations that have recently conducted a Facility Condition Assessment and have detailed data about current conditions and requirements, VFA's Green Dimensional Assessment supplements existing information with the added dimension of sustainability.

VFA evaluates opportunities to enhance energy efficiency and improve building sustainability in the context of other previously identified building requirements, based on relative costs, benefits and payback periods. VFA provides recommendations for sustainability improvements, including green substitutions for in-kinds renewals and replacements as well as standalone sustainability upgrades.

As a result of a Green Dimensional Assessment, organizations can optimize the investments they make to enhance the sustainability of their facilities in the context of their overall capital plan.

### Green Focus Assessment

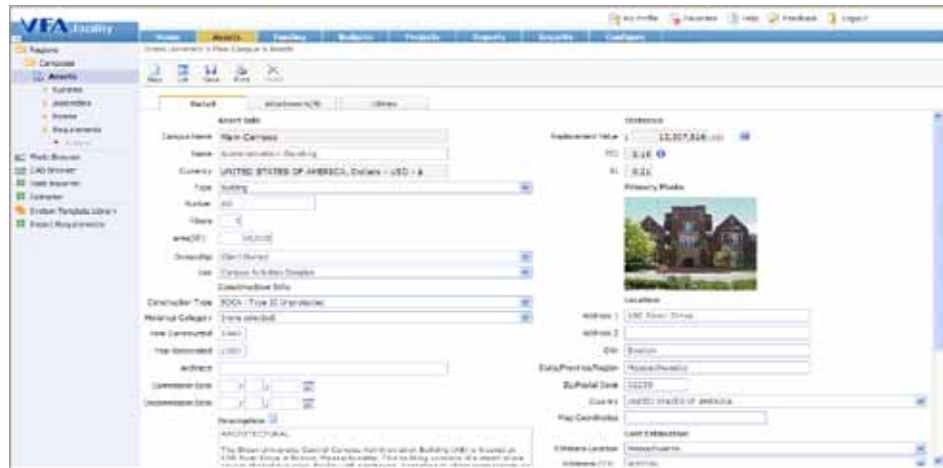
For organizations that want to develop a sustainability implementation plan based on their specific goals for greening their existing building portfolio, VFA offers the Green Focus Assessment.

This service does not require an organization to have any current condition data about its facilities. Instead, the evaluation focuses exclusively on identifying greening opportunities that will deliver desired results – including energy cost savings, reduced emissions, progress toward certification under a sustainability rating standard, or other goals established by the customer.

A Green Focus Assessment delivers recommended sustainability improvements with detailed cost and savings estimates, prioritized according to organizational objectives. This information forms the foundation for a sustainability implementation plan which encompasses both capital improvements, operational adjustments, and policy initiatives.

VFA Green Building Assessments include an analysis of the carbon reduction associated with improvements that reduce energy consumption. VFA facility can readily be configured to accommodate information on greenhouse gas (GHG) emissions associated with each asset, for organizations with existing data on GHG emissions. VFA also provides

## EVALUATE THE SAVINGS AND PAYBACK PERIOD FOR GREEN INITIATIVES



VFA.facility allows users to calculate the savings and payback period for each proposed improvement to determine which sustainability projects to implement.

customers with comprehensive carbon footprint evaluation services and related software through our partner network.

### THE VFA ADVANTAGE

- **Expertise** VFA maintains one of the largest facility assessment teams in North America. Our professionals have an average of 20 years of assessment experience, and expertise in a wide range of industries. Our LEED-AP accredited professionals are proficient in identifying the most effective options for promoting sustainable building environments and enhancing operational efficiencies.
- **Objectivity** VFA's Professional Services Group focuses exclusively on expert facility assessment. We do not provide any follow-on design, construction or remediation services, so our role is simply to provide an organization with the most accurate and complete information possible.
- **Perspective** The Green Building

Assessment Solution is part of a full spectrum of solutions that VFA provides to help organizations optimally manage their capital assets. VFA can help an organization integrate sustainability programs into a comprehensive approach to facilities planning and capital management.

- **Ongoing Decision Support** VFA documents and analyzes greening requirements using our award-winning software for facilities capital planning, VFA.facility®. Organizations that employ this software can readily incorporate sustainability requirements into their long-term capital planning and budgeting process.

### LEARN MORE

Find out how VFA can help your organization assess the costs and benefits of green building investments, integrate sustainability initiatives into your capital planning process, and support operationally efficient, environmentally responsible facilities. Contact any VFA office or email us at [info@vfa.com](mailto:info@vfa.com).

#### About VFA, Inc.

VFA helps organizations strategically manage their facility portfolios with Capital Planning and Management Solutions (CPMS™) that combine software, assessment services and business process consulting. Organizations in the corporate, education, healthcare and government sectors use VFA solutions to manage over three billion square feet of real estate.

Contact us to learn how VFA can help your organization to optimize its facilities investment.

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