



Green Offices, Green Purchasing

Anna Dengler, Great Forest Inc.

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About Great Forest

Sustainability consulting firm, est.
1989

Headquartered in Manhattan

Offices in D.C., San Francisco,
White Plains, West Palm
Beach

Clients across U.S and Australia

Fortune 500 client base:

Real Estate

Hotels

Finance

Insurance



Definition - Sustainability

The ability to....

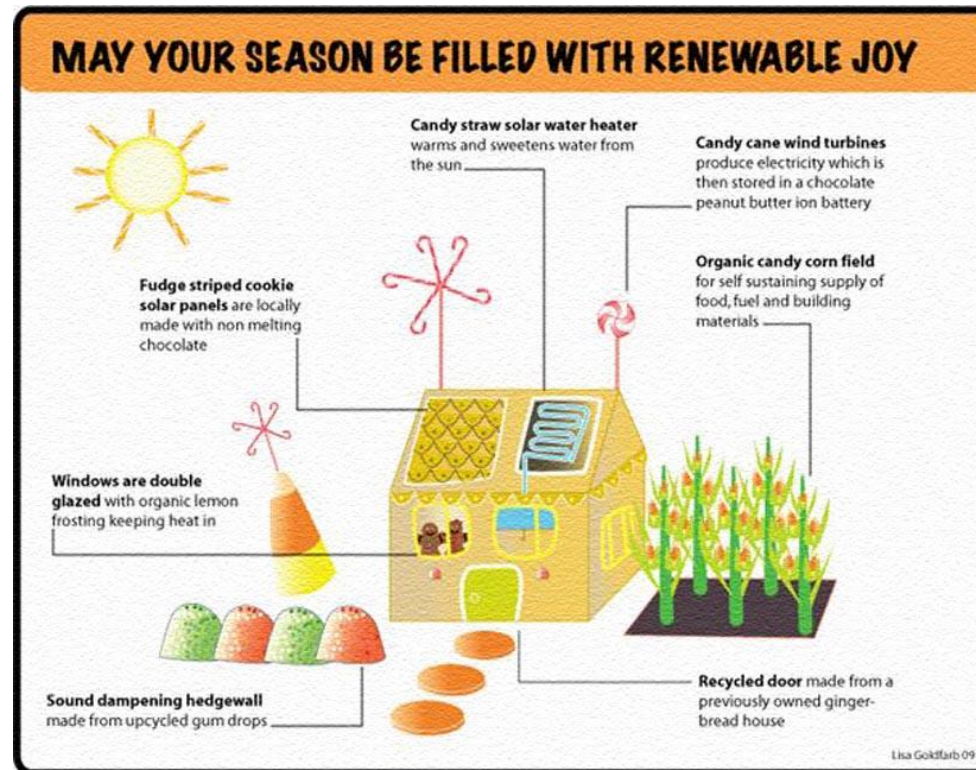
**"meet present needs without
compromising the ability of future
generations to meet their needs"**

1987 UN Conference, World Commission on Environment
and Development (WCED)

Sustainable & Green

- ▣ What is a green office?
- ▣ How does sustainability help an organization?
- ▣ How do we know best practices?
- ▣ Market Factors
- ▣ Case Studies

High Performance Gingerbread



What is a Green Office?

- Meeting our needs today
- Taking into account externalities
 - Tracking performance
 - Metrics and data management
- Review each aspect of you organization for best practices

Aspects of Sustainability

- Energy

- District

- Grid

- Water

- Waste

- Reuse

- Recycling

- Purchasing

- Paper

- Equipment

- Air Quality

- Transportation

- Carbon Footprint

What are best practices?

- US Green Building Council's LEED Standards
- Green Seal
- Energy Star Products and Building certification
- ISO 14001: Environmental Management Systems
- ASHRAE
- Forestry Stewardship Council (FSC)

Market Factors

Energy sources

Recycled materials
markets

Carbon trading



New York State Electricity Generation by Source

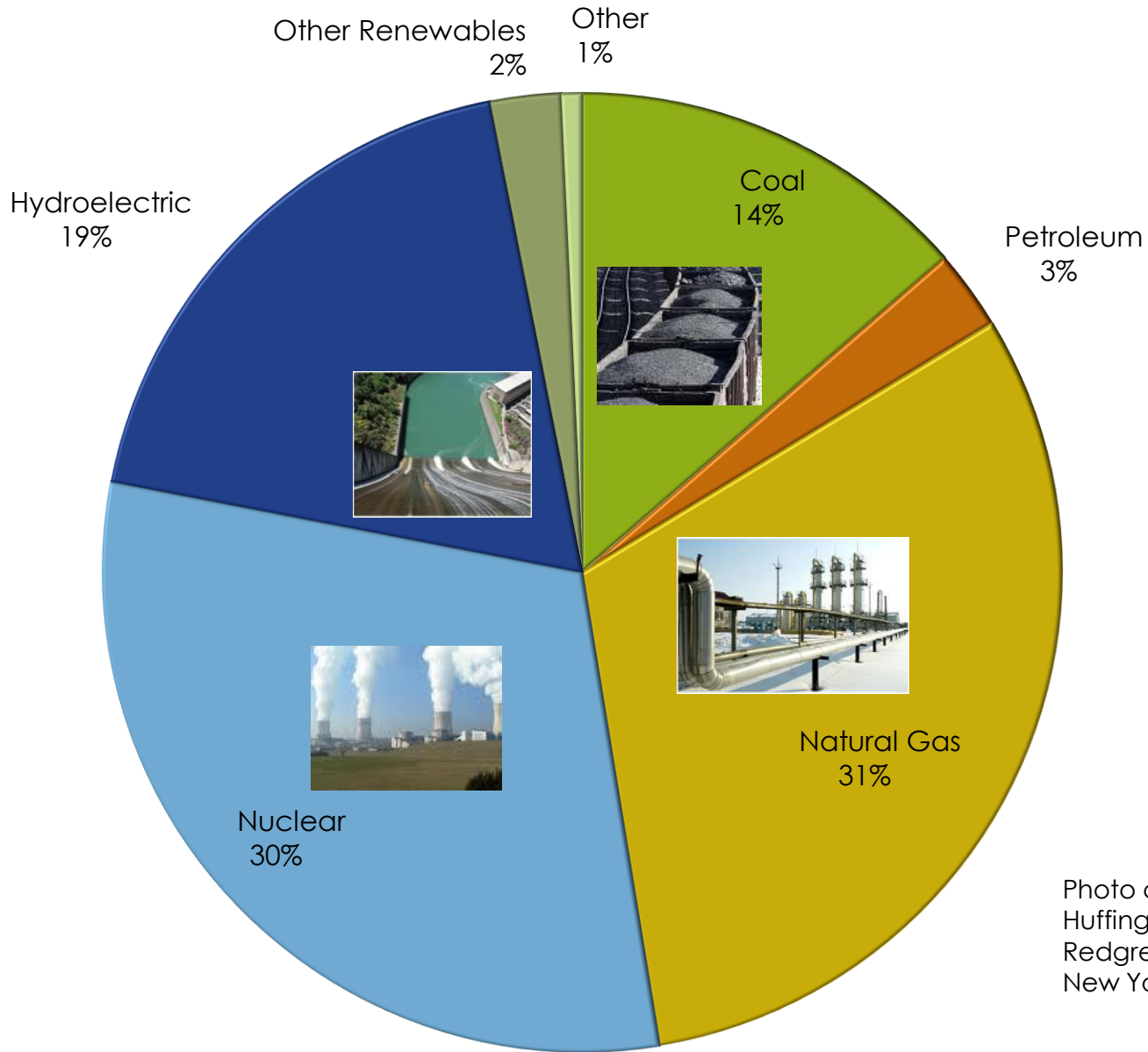
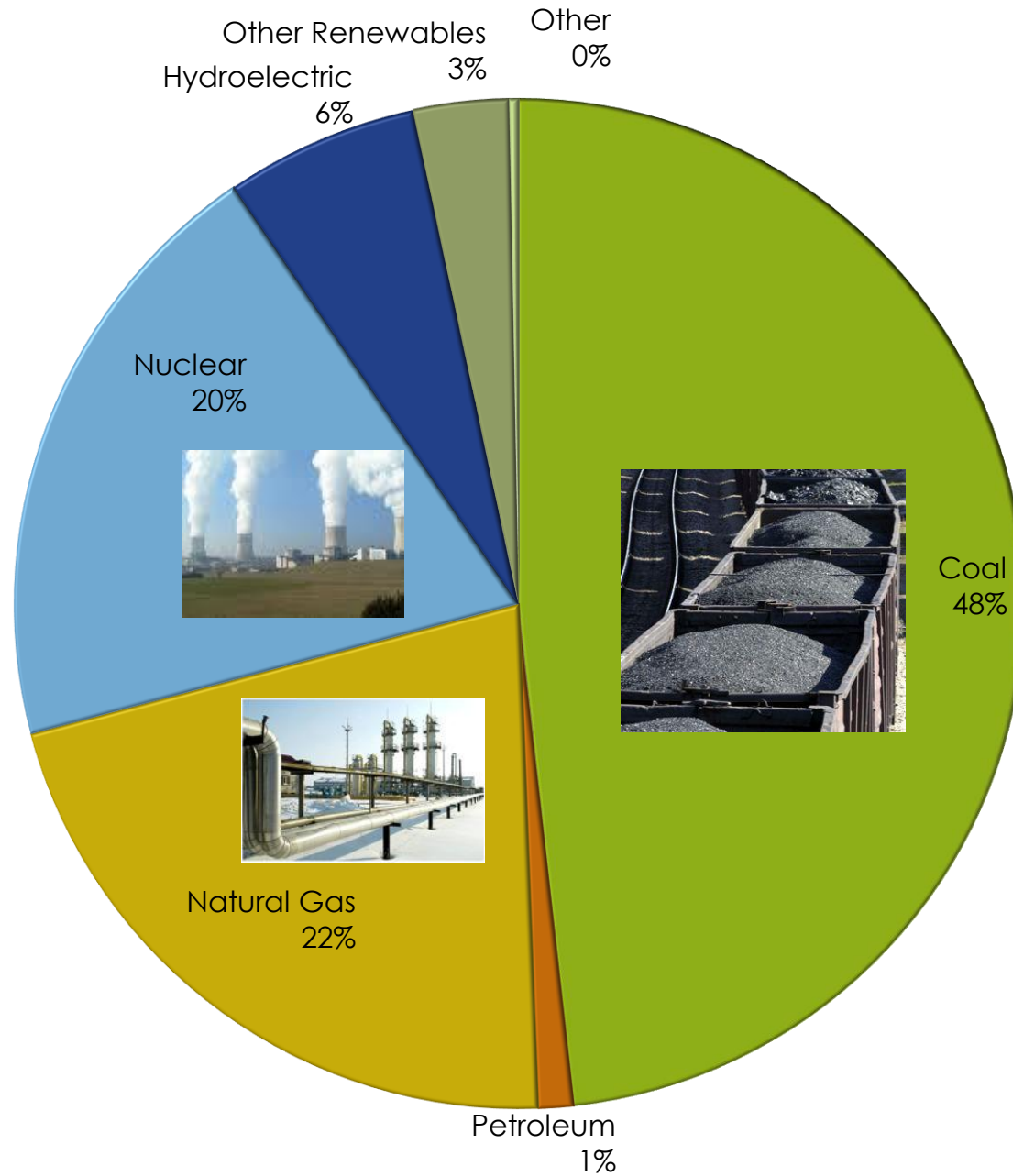


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US Electricity Generation by Source



Market Factors

Energy sources

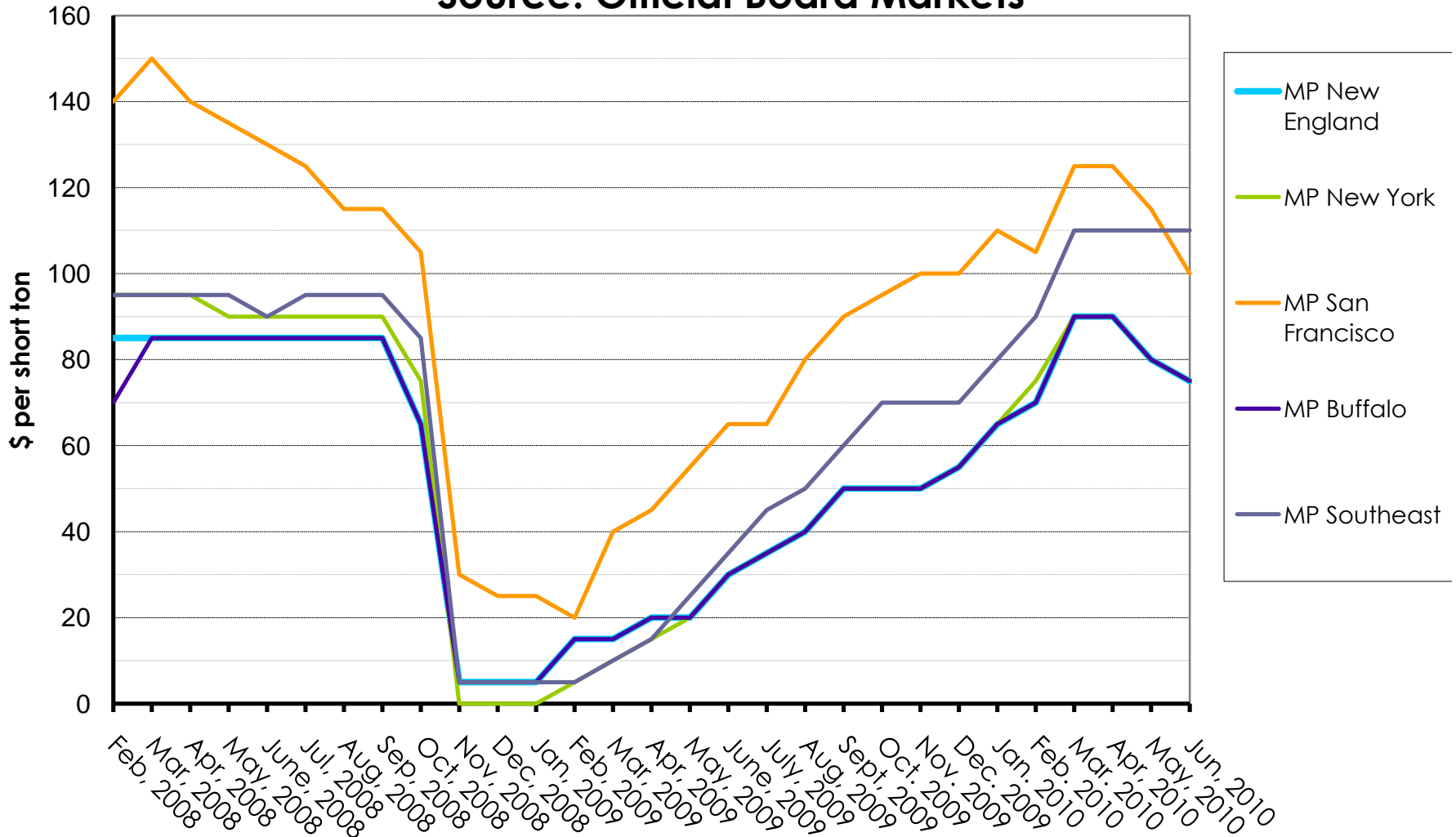
**Recycled materials
markets**

Carbon trading



Transacted Mixed Paper Stock High Prices for New York, New England, San Francisco and Buffalo

Source: Official Board Markets



Market Factors

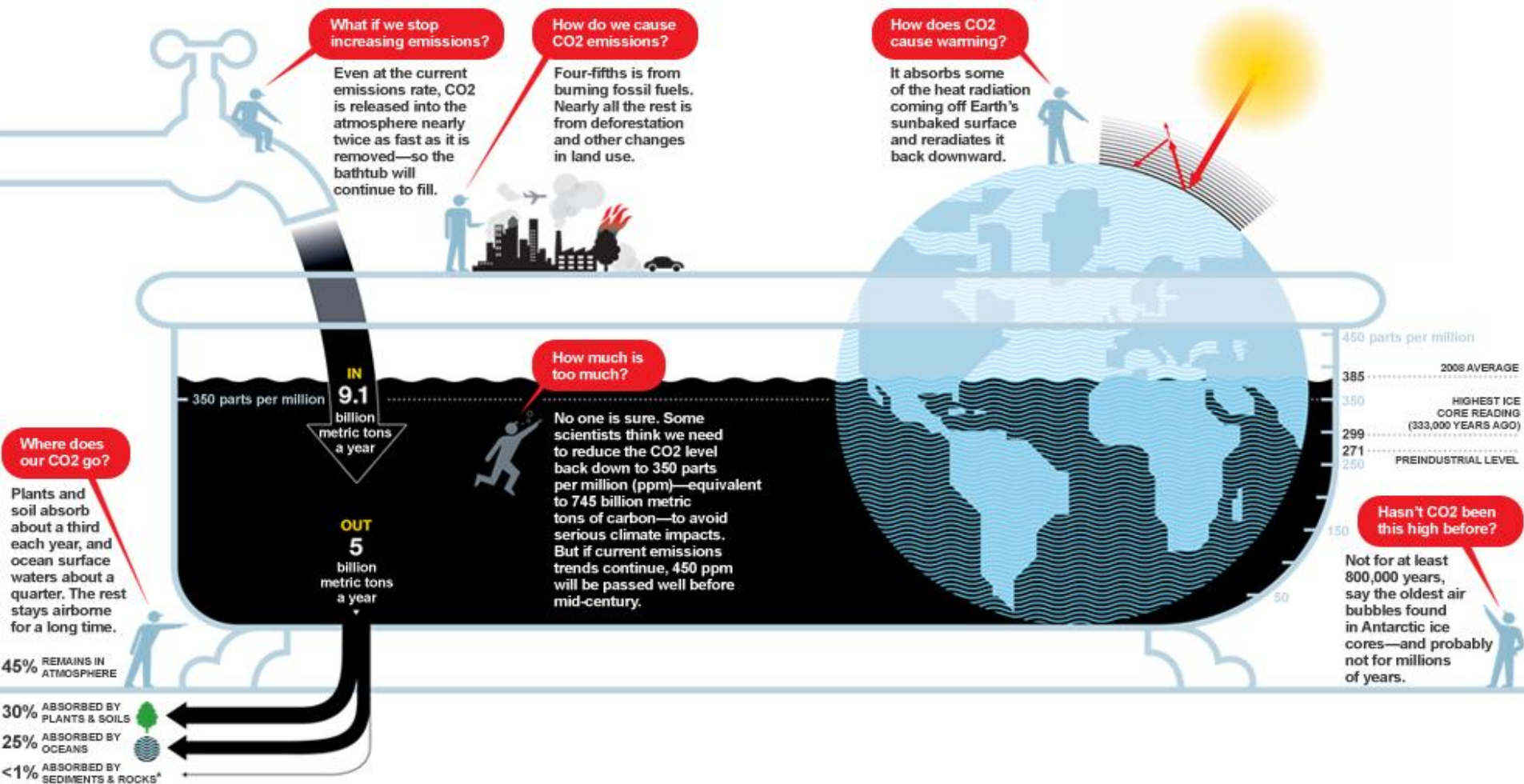
Energy sources

Recycled materials
markets

Carbon trading

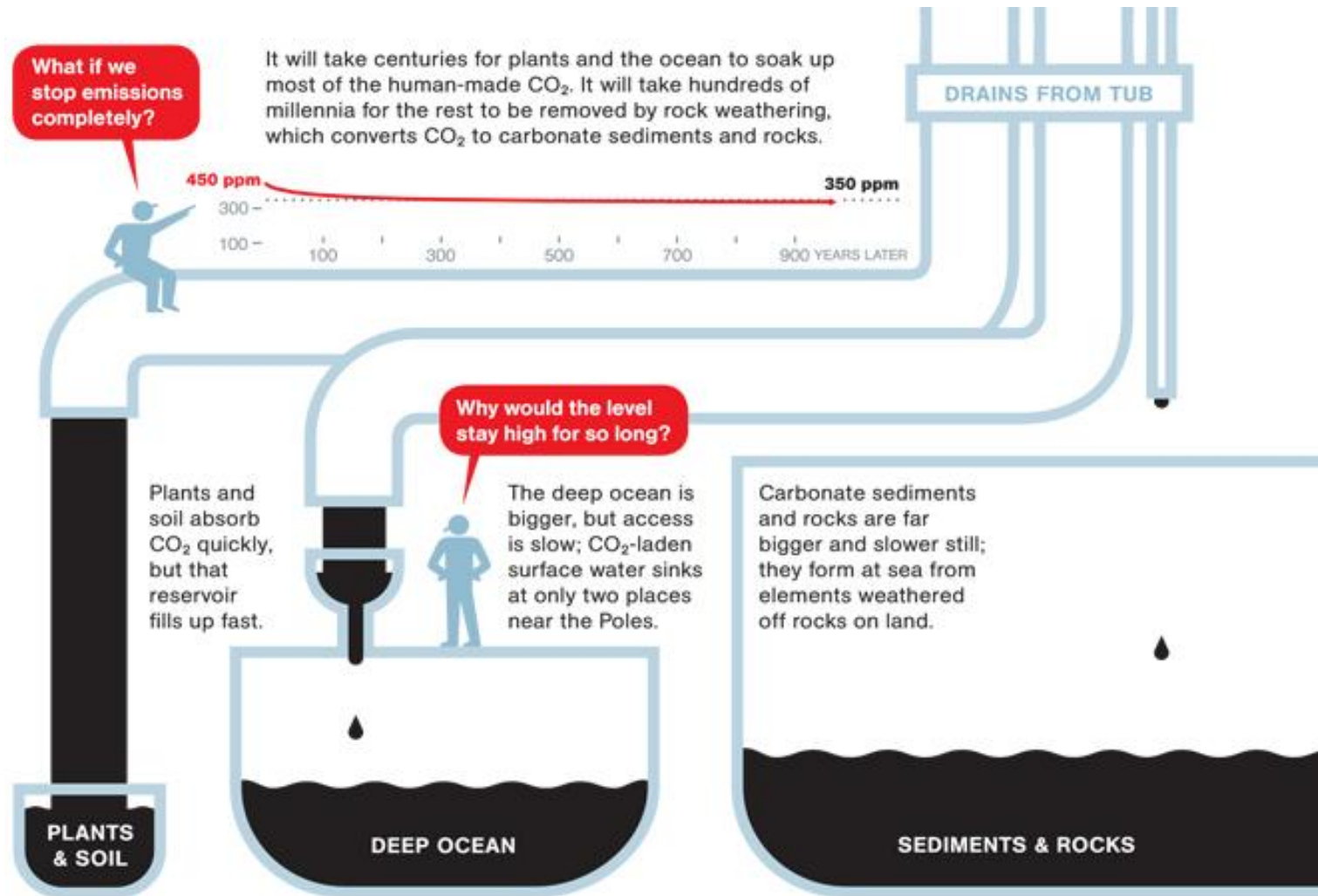


Carbon Bathtub



* PERCENTAGES DO NOT ADD UP TO 100 BECAUSE OF ROUNDING.

Where does it go?



Managing Carbon Emissions

- Tax = tax on a transaction; price instrument, setting a price on emissions
- Regulating Carbon = direct government regulation of CO2 emissions; ie EPA to regulate CO2 as an air pollutant
- Cap & Trade = Government or voluntarily organization determines total emissions allowed: *cap*. Companies are issued credits, based on how large they are, what industries they work in. If a company comes in below its cap, it has extra credits which it may *trade* with other companies.

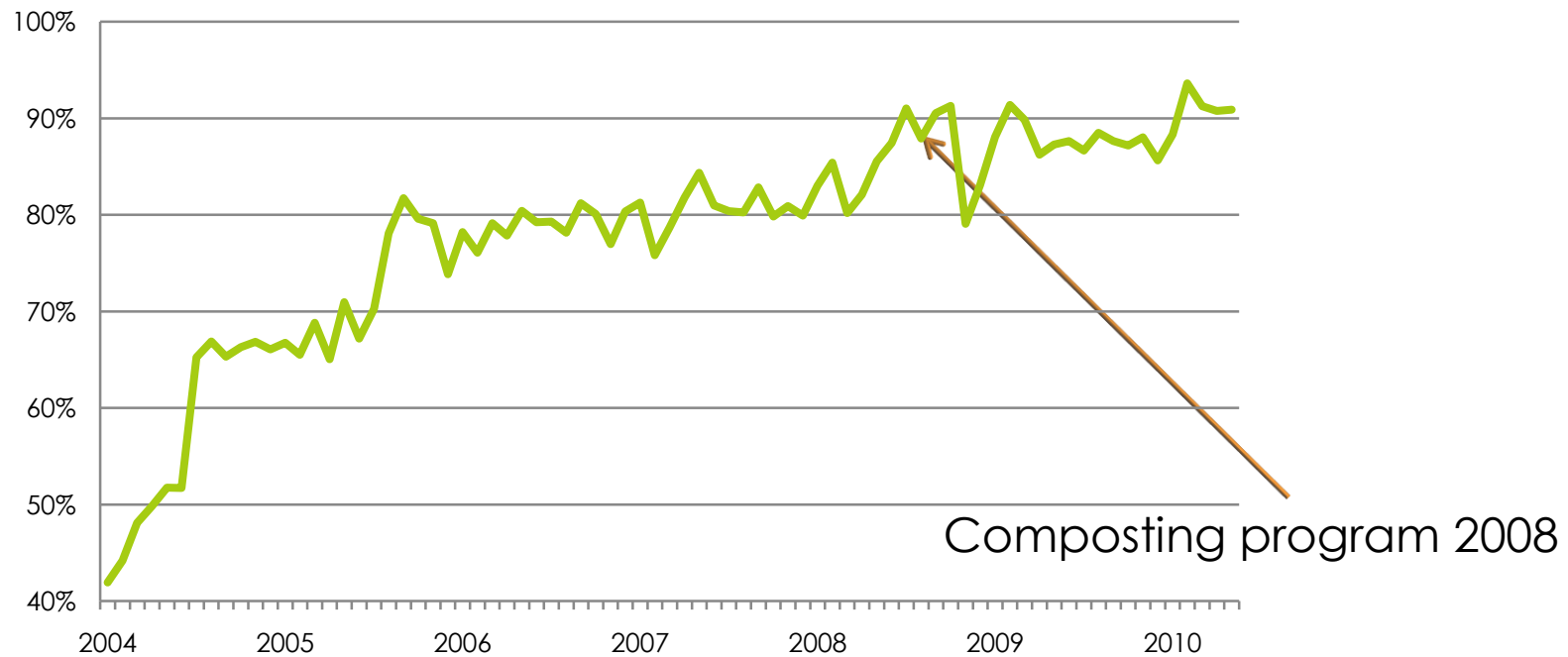
Case Studies in Sustainability

- Waste & recycling
- Deutsche Bank at 60 Wall Street – increased recycling rate
 - Recycling Education
 - Compost




Deutsche Bank Recycling

Diversion ratio



Deutsche Bank Recycling

- Industry-leading waste-recycling diversion ratio
- 60 Wall Street Recycling outreach and education initiative through branded communications
- Public outreach



DB Recycles

Paper Waste
Your blue deskside bin is your mixed paper recycling bin. Mixed paper includes white paper, colored paper, newspapers, magazines, junk mail, paper bags, folders, empty cafeteria boxes and paperboard. Larger designated containers, located by copiers/printers, can also be used for the collection of mixed paper waste. Please do not deposit food or liquids in these bins.

Confidential Shredding
Please deposit all confidential "eligible records" for shredding into the secure shredding bins stationed throughout each floor.

Bottles and Cans
Please deposit all aluminum, plastic, and glass bottles and cans in the designated bins located in each pantry area.

Compostable Waste
Please deposit all food scraps and debris from your lunch into the compost bins located in the cafeteria. Please only deposit food into these bins.

Dry Waste
Your black deskside bin, as well as trash bins located in pantry areas, are for the collection of non-paper waste. Please do not deposit paper waste into these bins.

Cardboard Boxes
Cardboard boxes should be emptied of all debris, flattened, and placed near a central recycling bin or the freight area. Please contact Facilities Management to coordinate the removal of large quantities of boxes and paper waste.

Toner Cartridges
All toner cartridges can be recycled by placing the spent toner cartridge into the box provided with the new cartridge. Apply the return mailing label that is also provided and place into the outgoing mail bin. Toner cartridges should not be placed in the trash.

Electronics Recycling
The electronics recycling bin at 60 Wall Street is located on the cafeteria A-level near the ATM machines. All small electronic waste including cell phones, digital cameras and MP3 players, etc. can go into these bins. For recycling of all computer equipment, including PDA devices, please request pickup through the Asset Recycling program (serviceplus.intranet.db.com).

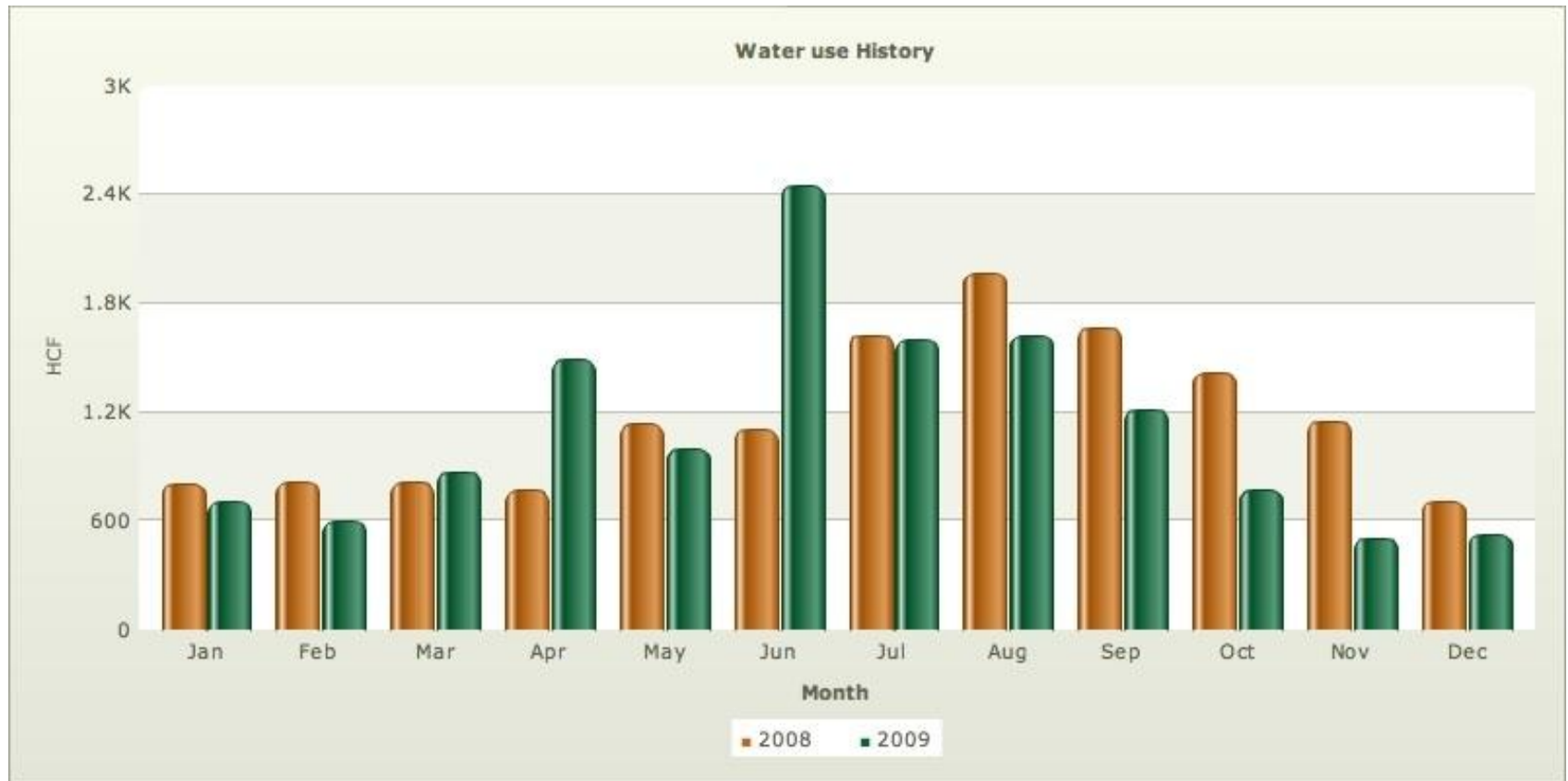
Thank you for your participation. Please contact the Facilities Management Help Desk at 212.250.2000 or facilities.management@db.com with any questions.

A Passion to Perform. **Deutsche Bank**

Deutsche Bank 2010 Program Achievements

- 2010 Composting Success: 39.22 tons recycled vs. 29.82 tons same period 2009.
- Reduced Styrofoam Cup Purchases: 0 cups consumed vs. 565,000 same period 2009.
- Increased Recycling Diversion Ratio: 91% average vs. 88% average same period 2009.
- 60 Wall St. Shredding: 103.63 tons recycled vs. 90.92 tons same period 2009.
- Reduced Wet Waste: Average 12.15 tons per month vs. 15.32 tons per month in same period 2009

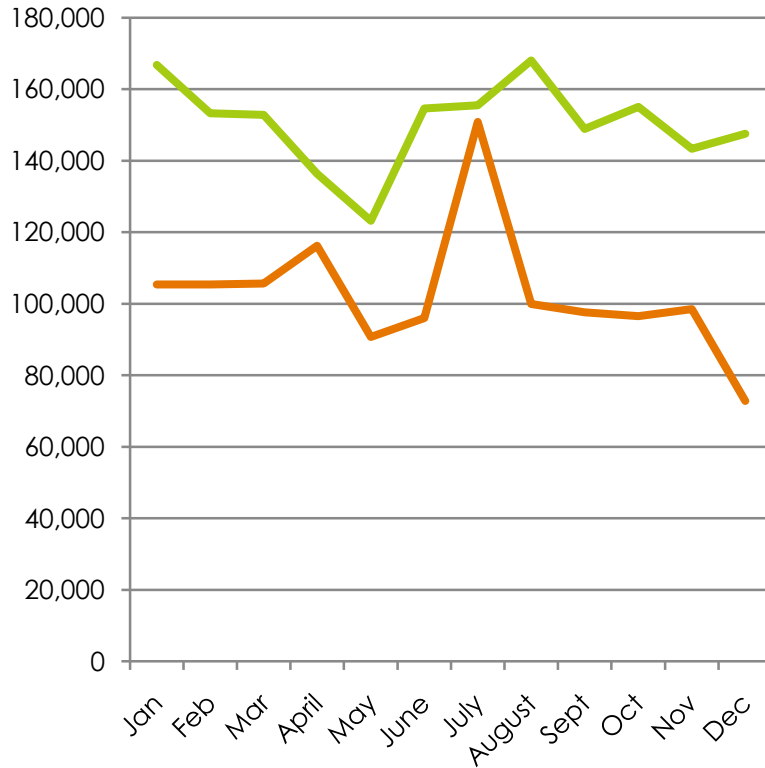
650 Fifth Avenue Water Reduction



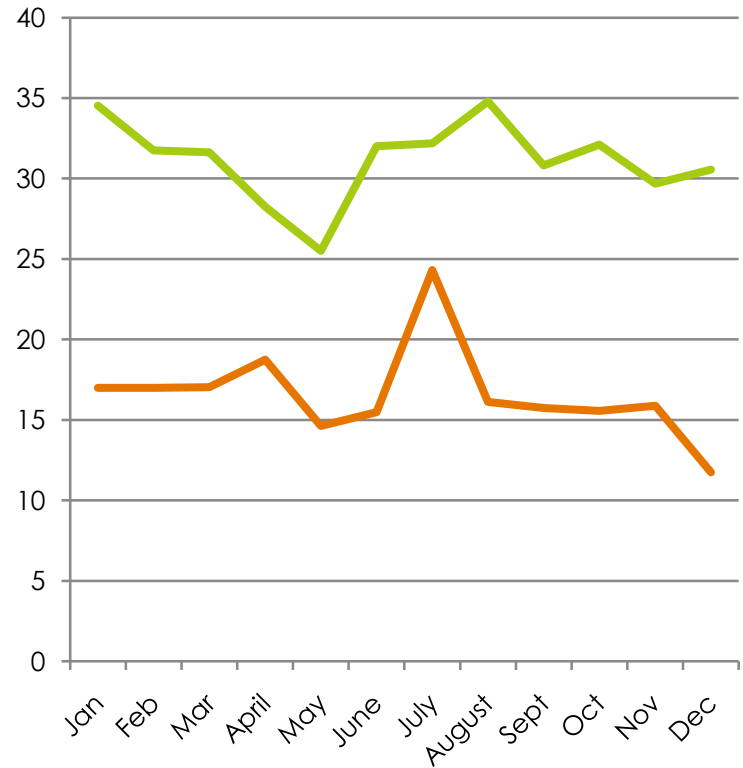
Case Studies in Sustainability

- Energy use & office layout
- Profile of one company's new floor design versus old design in office across the street

Office Total Electricity 2009



Electricity per Meter² 2009



ORANGE LINE: Energy Use at New Office against comparable Old Design Office (green line)

Energy Efficient Office Layout



Thank you.

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