

# TIAA-CREF Global Real Estate Sustainability Initiative (GRESI)

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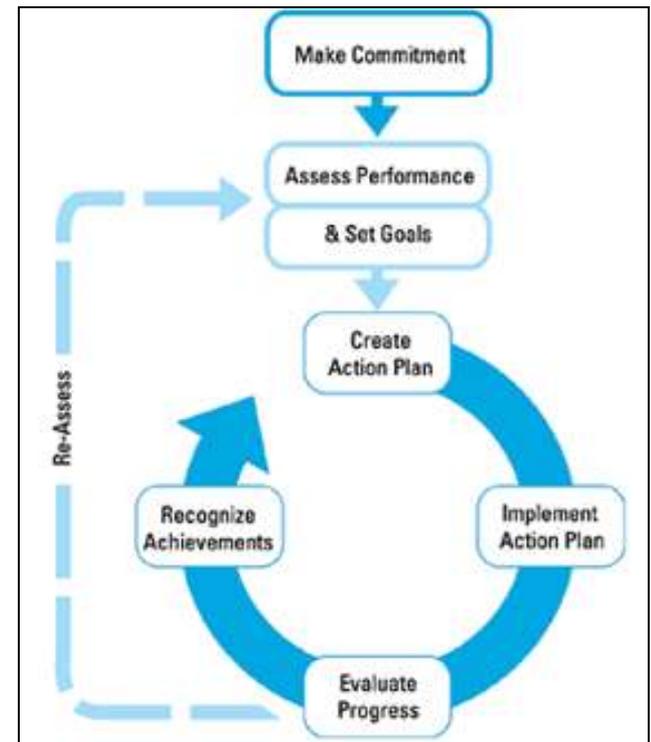


Financial Services



# Sustainability Goals & Objectives

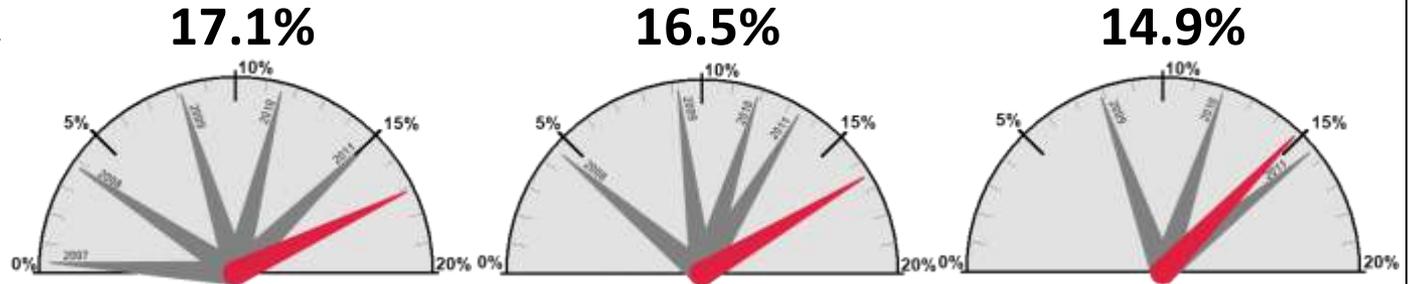
- TIAA-CREF Global Real Estate Sustainability Initiative (GRESI)
- Reduce energy and water consumption across the real estate portfolio:
  - 40 MSF office
  - 12,000+ multifamily units
  - 4.2 MSF wholly-owned retail
- Achieved 15% adjusted annual energy intensity reduction from baseline by the end of 2011
- Achieved a 10% reduction in water consumption by the end of 2011
- Set individual property energy targets
- Aiming for 20% reduction in energy consumption by the end of 2020



# Benchmarking & Reporting

## TIAA-CREF Global Real Estate Sustainability Initiative (GRESI) Dashboard Second Quarter 2012 Report

Percent Annual Savings to Date,  
as compared to the baseline:



	Office		Multifamily		Retail	
Beginning of Initiative	Q4 2007		Q1 2008		Q2 2009	
Goal: Adjusted Percent Annual Energy Intensity Reduction	20%		20%		20%	
Number of Properties in the Initiative	150		46		25	
Total Square Feet (or MF units)	40,117,962 sqft		12,030 units		4,228,980 sqft	
Incremental Increase in Asset Value Since Baseline <sup>^</sup>	\$244,158,554		\$10,272,722		\$7,467,938	
As Compared to Baseline:	<u>Last Four Quarters</u>	<u>Cumulative</u>	<u>Last Four Quarters</u>	<u>Cumulative</u>	<u>Last Four Quarters</u>	<u>Cumulative</u>
Estimated Energy Savings <sup>^</sup> (\$)	\$15,870,306	\$48,569,929	\$667,727	\$1,923,720	\$485,416	\$1,206,958
Estimated Energy Savings* <sup>^</sup> (kWh)	144,218,422	431,824,479	9,578,597	26,345,188	3,905,300	10,247,424
Estimated Avoided Greenhouse Gas Emissions <sup>^</sup> (MtCO <sub>2</sub> e)	71,544	255,587	3,555	11,142	1,802	4,798
Estimated Number of Cars' Annual Emissions	14,000	50,100	700	2,180	350	940
Number of Apartments' Electricity Use Avoided for One Year (multifamily)			830	2,610		

# Property Management Engagement

Green	The property's current period date is within 60 days of the date of the report	
Yellow	The current period date is between 61 and 90 days of the date of the report	
Red	A current	Green
N/A	The pro	Yellow
		Red
		N/A

Holds a current ENERGY STAR certification or appears **eligible** for the first time this quarter

Eligible for a certification and was also **eligible** on the previous benchmarking report

Properties that have been listed as **eligible** on the benchmarking reports

Properties that do not qualify for an ENERGY STAR receive a score



Fall 2012

## TIAA-CREF SEASONAL ADJUSTMENTS CHECKLIST

As Labor Day approaches and signals the end of summer, now is a good time to review building operations, take advantage of temperate weather, and prepare your building systems for the coming heating season. Please review the following tips and suggestions for maximizing your energy efficiency this fall and preparing for colder weather.

- Reduce Daily Operating Hours ..... 2
- Maximize Air-Side Economizer Operation ..... 2
- Increase Water-Side Economizer Use ..... 2
- Reset Air and Water Supply Temperatures ..... 3
- Calibrate Space Temperature Set Points ..... 3
- Maintain and Calibrate Heating Systems ..... 3
- Reference a Psychrometric Chart ..... 5

Prepared by JDM Associates, a service-disabled veteran-owned small business






### TIAA-CREF Global Real Estate Sustainability Initiative

*Top Performers: Spring 2012*

TIAA-CREF would again like to recognize properties in its office portfolio that have made significant energy performance improvements and those that consistently earn the ENERGY STAR certification. The TIAA-CREF Global Real Estate Sustainability Initiative (GRESI) is able to be successful because of the significant contributions by each individual property. While the properties listed below merit special recognition for our achievements to date, all the property management teams are to be commended for their continued dedication to creating value through strategic energy management.

The properties listed below tend to share a number of features and operational characteristics that enable them to be high performers. Review the list below for ways to get even better results on future lists!

Tips from a Top Performer's Playbook:

1. HVAC programming matches tenant schedules
2. Engineers conduct regular nighttime walkthroughs
3. Dampers are inspected, tested, and repaired regularly
4. HVAC and EMS sensors are calibrated for accuracy
5. Space temperature set points provide appropriate levels of heating and cooling
6. Outside air is utilized efficiently
7. Inefficient lighting has been replaced
8. Lighting operations match tenant occupancy schedules
9. Team-cleaning or daytime-cleaning strategies are used
10. Property management teams work with tenants to help them save energy
11. Tenant buildout requirements specify energy-efficient measures

# Tenant Engagement

## Do Your Part III: Take Your Knowledge Home Energy-Saving Tips



### Do Your Part: Energy Saving Tips for the Office

Our building owner, TIAA-CREF, has committed to reducing energy use by 10 percent by 2010. We need your assistance to reach this goal! Help reduce our building's environmental foot print and lower your company's utility expenses by using energy more efficiently in your office. You can start by following these simple, no- and low-cost energy-saving tips:

- Purchase only ENERGY STAR-qualified office equipment. Talk to your office manager about making it a standard policy for your office.
- Avoid screen savers with fancy graphics; setting your computer to go right to "sleep mode" is the most efficient choice
- Turn off or unplug printers, copiers, and fax machines at night and on weekends. This
- Light office space only when necessary.



## CHANGE THE WORLD, START WITH ENERGY STAR Take the ENERGY STAR Pledge

The Captain has come out of hibernation to share these important tips!



Captain Save - A - Watt says to click on [Bring Your Green to Work](#) link below to learn 5 simple steps to help save energy.



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### TIAA-CREF and ENERGY STAR®

Since 2007, TIAA-CREF has collaborated with the EPA ENERGY STAR program to promote sustainability and save energy. In that time, the TIAA-CREF Global Real Estate Sustainability Initiative has achieved more than \$55 million in energy cost savings for its tenants, residents, and clients.

EPA named TIAA-CREF an ENERGY STAR 2012 Sustained Excellence Award winner for outstanding energy management and greenhouse gas emissions reductions - the fifth consecutive year in which we received EPA recognition. TIAA-CREF is proud to be recognized for its achievements in sustainable real estate management.



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One CFL saves \$30-100 in energy costs  
Lasts 4 times longer than a traditional bulb

Electric Rate	Annual Savings*	Total Savings*
8¢/kWh	\$8	\$38
12¢/kWh	\$13	\$67
16¢/kWh	\$17	\$76

\*When replacing a 60W incandescent bulb used 6 hours/day



To celebrate the successful ENERGY STAR partnership and promote continued energy savings, each year TIAA-CREF distributes an ENERGY STAR-qualified CFL to residents and tenants.

- TIAA-CREF has distributed 312,000 CFLs since 2007.
- ENERGY STAR qualified CFLs use about 75% less energy than equivalent incandescent bulbs.<sup>1</sup>
- These will save nearly 147 million kWh of electricity—equivalent to taking 19,800 cars off the road for a year.<sup>2</sup>
- We will also keep 1.25 million incandescent bulbs out of landfills because CFLs last longer.
- Increase your savings and help reduce greenhouse gas emissions by replacing additional incandescent lights in your home with CFLs and taking the ENERGY STAR Pledge! [www.energystar.gov/changetheworld](http://www.energystar.gov/changetheworld)
- When your CFL eventually burns out, visit [www.epa.gov/bulbrecycling](http://www.epa.gov/bulbrecycling) to learn about safe disposal.

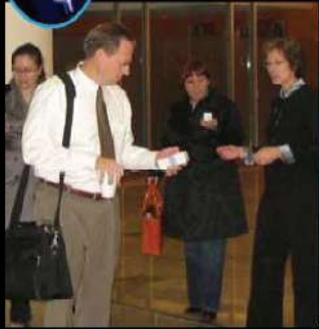
<sup>1</sup>According to EPA estimates.  
<sup>2</sup>Based on average U.S. electricity use of 11,000 kWh per year. EPA estimates that a 60-watt incandescent bulb uses 86 kWh per year. A 13-watt ENERGY STAR CFL uses 21 kWh per year. The difference is 65 kWh per year. 65 kWh x 2.3 million bulbs = 147 million kWh saved.

## NEWS & UPDATES NORMANDE LAKE OFFICE PARK

NEWSLETTER FOR THE NORMANDE LAKE OFFICE PARK COMMUNITY | WWW.NORMANDELAKE.COM | FALL 2009 VOLUME 19 NUMBER 3



### Energy Star Partner



ENERGY STAR is a voluntary, government program that helps Americans save energy and money with tested and proven energy-efficient products and practices. Demand for environmentally friendly buildings is growing, and superior energy efficiency, identified by the Energy Star label, are the top performers for energy efficiency nationwide. These buildings use about 35 percent less energy than average buildings. Note that Normandale Lake Office Park buildings have achieved this label.

TIAA-CREF, the property owner of Normandale Lake Office Park, has been chosen the Energy Star Partner of the Year for the 2nd year in a row. To celebrate this achievement, the NorthMarq property management team distributed compact fluorescent lamps to building occupants as they departed one day so they can continue energy savings at home. Please feel free to stop at the management office at 8100 Tower, Suite 320, if you did not receive one of the lamps.