

C&W EPA Memorandum of Understanding - Summary of Environmental Commitments

Managed Properties

Environmental Category	Commitments
Energy Management & the EPA ENERGY STAR Program	
Energy Usage and Carbon Footprint Reduction	Benchmark energy performance in all eligible properties under management using the EPA ENERGY STAR Portfolio Manager tool.
	Provide education to appropriate personnel involved in building operations, to ensure that building equipment is efficiently maintained and utilized.
	As part of the Building Owners and Managers Association (BOMA) Seven Point Challenge, work with clients in an attempt to decrease energy consumption by 30 percent across its managed portfolio by 2012 (as measured against an "average building" with a score of 50 on the ENERGY STAR benchmarking tool).
	Report on energy consumption using the ENERGY STAR Portfolio Manager tool or in C&W's semi-annual MOU updates.
Alternative Energy and Carbon Footprint Reduction	Encourage clients to examine opportunities for alternative energy.
Energy Benchmarking in Data Centers	Encourage clients with data centers to participate in the EPA Data Center Collection Initiative, and to benchmark such facilities once a program for ENERGY STAR ratings for data centers is released by EPA.
Water Management	
Water Conservation and WaterSense Products	Benchmark water usage in all eligible properties under management using the EPA ENERGY STAR Portfolio Manager tool.
	In renovations or upgrades, encourage the use of efficient plumbing fixtures and, where appropriate, products recognized by the EPA WaterSense Program.
	Work with clients to implement best practices in building operations designed to improve efficiency and preventative maintenance programs.
	Encourage clients to implement water efficient landscaping practices.
Waste Minimization, Recycling, Purchasing Recycled Products & the EPA WasteWise Program	
Waste Minimization, Recycling, Purchasing Recycled Products	Join the WasteWise Program. Encourage clients to participate in the EPA WasteWise Program (assess current waste reduction activities, document sustainable purchases, and implement best practices to reduce, reuse, and recycle and manage waste effectively).

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Managed Properties (continued)

Environmental Category	Commitments
Green Operations & Maintenance Practices	
C&W Green Practice Policies	Work with clients to implement C&W's Green Practice Policies (Solid Waste Management, Sustainable Purchasing, Integrated Pest Management, Green Cleaning, Green Construction, No Smoking).
Landscaping and EPA's GreenScapes Program	Join the GreenScapes Program. Encourage clients to participate in the GreenScapes Program (undertake green landscaping activities designed to reduce potable water use and the production of waste, and to promote the reuse and recovery of products that might otherwise be disposed of).
Leadership in Energy and Environmental Design (LEED) Projects	
LEED Projects	Encourage clients to incorporate green building standards in the construction of new buildings and in tenant improvement projects using the LEED NC, CS and CI rating systems. Assist clients in seeking certification under the LEED for Existing Buildings (EB) rating system.

C&W Corporate Offices

Commitments
Consider environmental criteria in office site selection for new leased space.
Initiate a pilot program in selected offices to promote energy efficiency; water conservation; waste minimization; and recycling, and purchasing of recycled products.
Seek certification pursuant to a recognized green building rating system (LEED or equivalent) when undertaking fit-outs or refurbishments of new leased space, where feasible.

Measurement and Reporting

Commitments
Submit bi-annual reports to EPA on progress of green initiatives.

