



International Facility Management Association

SUSTAINABILITY

TASK FORCE REPORT

IFMA
www.ifma.org

In a typical office building, energy use accounts for 30 percent of operating costs—the largest single category of controllable expenses. It is clear to see that many facilities could benefit from the use of green operations and maintenance strategies. Facility managers are in the position to be environmental stewards of the physical workplace—with the ability to upgrade a building’s equipment and day-to-day operations in order to be more energy and cost efficient.

The integration of sustainability into the facility management process is a natural fit. Sustainable facility management allows an organization to build and operate facilities that meet organizational goals, provide a productive office and work in harmony with the environment. As the global resource and representative of the facility management profession, the International Facility Management Association (IFMA) has a responsibility to enhance the health, safety and wellbeing of building occupants and their communities. The association is committed to practices that ensure the economic stability of its member organizations as well as protecting and regenerating the natural environment.

IFMA is dedicated to enhancing the capacity of its members to meet sustainability challenges through providing, either alone or in partnership with other organizations, the training and resources in the following areas:



Education/Credentialing

There are few resources that are specific to sustainable operations or the greening of existing buildings—most are currently focused on design and construction. As a result, many facility managers struggle with the proliferation of material on sustainability, thus lacking professional development programs to help them with day-to-day operational efficiency. Existing educational offerings represent only a portion of what a facility manager needs to operate sustainably.

By utilizing its existing tools and educational offerings, IFMA will create a Sustainable Facility Management (SFM) credential that emphasizes the operational attributes required for the lifecycle management of facilities. The credential will be supported with educational offerings that address lifecycle management and efficient operations. Some of the issues to be addressed in forming the credential involve knowledge of the triple bottom line (including the social and environmental aspects of sustainability); sustainability strategy development; alignment with organizational goals; sustainability accounting; tools for energy and operational efficiency; carbon footprinting and international practices. The

development of the credential and educational support will also leverage partnerships with related organizations and be in alignment with IFMA’s existing core competencies.

In order to support the credential, two major objectives should first be accomplished—integration of sustainability into all of the association’s existing core competencies, and supplementing the education and skill development of the facility manager with specific, targeted sustainable education and training.

Research/Dissemination

Research and dissemination are at the core of IFMA’s mission to develop and enhance the facility management profession. Research provides the groundwork for understanding trends in the industry and identifying the needs of facility management professionals and service providers. A strong foundation in research enhances IFMA’s ability to make informed recommendations for industry partnerships, educational programs, as well as obtain the latest tools and resources to better serve its members.

In the area of sustainability, research is an important contributor to understanding a rapidly growing trend in the built environment. IFMA has a number of opportunities to leverage its organizational resources in advocacy, education, credentialing and information dissemination to fulfill its sustainability vision.

In order to meet the challenge of supporting its members with the information, motivation, tools and resources to sustainably manage their capital facility assets, IFMA must:

- Support its Global Job Task Analysis initiative to update the facility management competencies by providing the research to define the vital skill sets necessary to manage facilities in a sustainable manner. The intent is to promote high performance, healthy, durable, affordable and environmentally sound practices in the management of facility assets;
- Use recognized national and global rating systems as the basis for defining competencies and performances;
- Support content development, design the technology functionality and create structure for a Knowledge Center—a sustainable building practices portal; and
- Define opportunities for enhancing partnerships to support content for the Knowledge Center and education partnerships in curriculum development, educational programming and credentialing.

In disseminating information, IFMA must design, develop and maintain a Knowledge Center that includes the following content and functionality:

- Government regulations and policy trends affecting sustainable facility construction and management;
- Best practices (such as national and global sustainable rating systems and guidelines);
- Sustainability mentors available to assist IFMA members considering or pursuing specific credentialing or certifications;
- A business case for sustainability (financial and technical assistance);

- Recognition and awards programs; and
- “What’s New” studies focusing on practice, technology and performance.

Policy Analysis

IFMA’s activities in policy development and implementation have been shared with international organizations, national governments, regional governing bodies and local communities. The association’s role is to advocate, facilitate and educate within government agencies relating to sustainability policy development on behalf of its members. Topics include the supply side—such as financing, funding and the availability of labor, equipment and systems—and the demand side, such as performance standards and building codes.

Good facility management practices deliver economic and environmental benefits. IFMA is currently pursuing the following policy initiatives to address national and global sustainability concerns:

Infrastructure Investment

Investing in the nation’s aging building stock will lead to energy savings and independence. It will stimulate substantial economic growth by creating millions of manufacturing, construction and service sector jobs. IFMA will research ways in which infrastructure investments can be implemented to achieve social, economic and environmental objectives.

Education and Training

As Congress works to stimulate the U.S. economy through investment in high performance commercial buildings, the individuals tasked with leading the operation and maintenance of these systems must have the requisite training. Formal training in facility management is the only way to ensure that buildings are run in a way that maximizes their performance—assuring that they retain value through their lifecycles. IFMA will work with other organizations to assess the current availability of skilled workers, skill categories and quantities, and evaluate current plans to meet the shortfall in the immediate and long term. SFM credentialing will assure that individuals have the proper training and tools to do their jobs effectively.

Energy Efficiency

The built environment has a staggering impact on energy usage. In the U.S., buildings consume 40 percent of primary energy and more than 70 percent of electricity. This energy usage can be significantly reduced through the investment in high performance building technologies. IFMA, along with other parties, will explore current and proposed policies—including incentives to increase the rate at which energy efficient solutions are feasible and effective at meeting sustainability, resiliency and energy independence mandates.



Climate Change Mitigation

In the U.S., buildings are responsible for 38 percent of the country’s greenhouse gas emissions. This number is roughly equivalent to the combined carbon emissions of France, the United Kingdom and Japan. As one of the largest producers of greenhouse gases, the built environment can play a central role in reducing greenhouse gas emissions—stemming the tide of global climate change. IFMA will convene with multiple organizations to assess current, proposed and emerging policies at the international, national, regional and local levels associated with climate change mitigation and adaptation—this includes potential carbon market formation, land use regulations with respect to sea level rise and storm surge, and insurance coverage for catastrophic events.

Next Steps

The journey toward sustainability begins with creating a plan for improving existing facility performance and operations practices. IFMA’s first step toward that goal is to establish a permanent Sustainability Committee (SC) in order to structure its continuing sustainability efforts after the sustainability task force is disbanded. The SC will review the products, services and relationships of the association in light of the dynamic changes taking place in all aspects of sustainability.

In addition, it is recommended that IFMA hire a full-time operational sustainability staff person to administer and support sustainability initiatives.

Global Leadership

The desired future state of sustainability implies a paradigm shift in the way we live, work and play. As a global representative for facility management and a major source of knowledge and thoughtful leadership for the built environment, IFMA is the logical champion of sustainable practices with a strategic view. In following the recommendations and implementation strategy of the Sustainability Task Force, the association will be on its way toward assuming a global leadership role in expanding, refining and improving its sustainable practices in facility management.



Sustainability Task Force

Established in November 2008, IFMA's Sustainability Task Force consists of 12 industry leaders ranging from facility managers of global corporations to key players from the U.S. Department of Energy and the U.S. General Services Administration Public Building Services. Its goal was to recommend a framework and a set of supporting actions that, once implemented, would result in IFMA becoming the primary information source for all matters pertaining to sustainability initiatives in the built environment. The task force produced this report which serves as a guide in the development of IFMA's strategic roadmap for sustainability initiatives.

Members

Conley, William, CFM, CFMJ, IFMA Fellow, Managing Director, Pacific Building Care

Gray, Matt, Sustainability and Renewable Energy, Federal Energy Management Program,
U.S. Department of Energy, Energy Efficiency & Renewable Energy

Hodges, Christopher, P.E., CFM, IFMA Fellow, Principal, Facility Engineering Associates

Liciardello, Marc S., CFM, MBA, CM, Vice President, Corporate Services, ARAMARK

Kampschroer, Kevin, Acting Director, Office of Federal High-Performance Green Buildings,
GSA Public Buildings Services, U.S. General Services Administration

Ohlsson, Helena, CFM, MScA DIPL FM, Global Facility Manager, IKEA Services AB

Okamura, Patrick, CFM, CSS, CIAQM, LEEDAP, Facilities Manager, General Dynamics

O'Toole, Kevin B., CFM, NCARB, Senior Manager FM Crew Services, Vanguard

Putnam, Cynthia, CSBA, Project Director, Northwest Energy Efficiency Council

Sachse, Ronald V., CFM, Colonel, USAF, ANG Advisor/Assistant to The Air Force Civil Engineer

Slaughter, Sarah, Senior Lecturer, Behavioral and Policy Sciences (BPS), Sloan School, MIT

Teicholz, Eric, Task Force Chair, IFMA Fellow and IFMA Foundation Trustee; President and Founder, Graphic Systems, Inc.

Vision

Every IFMA member should actively engage in sustainable practices in the communities in which they live and serve.

Mission

To advance the capacity of the facility management professional and implement sustainable practices in the communities in which they live and serve.

Goals

- To develop and carry out an integrated sustainability strategy that addresses both long-term and short-term goals in harmony with IFMA's vision statement.
- To create a "multi-generational lifecycle cost" sustainability strategy that adds value to the tactical capacity of members and the communities in which they live and serve.
- To provide the training and resources for members to sustainably manage their assets either alone or in partnership with other organizations.
- To establish IFMA as a global leader and resource expert on sustainability.

Objectives

Each IFMA member has the responsibility to enhance the health, safety and wellbeing of facility occupants and adjacent communities, to ensure the economic stability of the organization itself as well as the communities in which it operates, and to protect and regenerate the natural environment. These objectives shall incorporate:

- Infrastructure investment
- Education and training
- Energy efficiency
- Greenhouse gas emissions