

Saving Green by Going Green, Thursday, August 27, 2009

Presented by the Loudoun County Chamber of Commerce and Hosted by Loudoun Water

Tim Fletcher, Environmental Steward at The National Conference Center presented the following information:

Environmental Sustainability Efforts began in the Fall of 2007. Data tracking requested by ARAMARK Corp. for all Conference Centers for 2007 for electric, water, recycling, sustainable purchases and other processes: CFL replacements, composting, use of recycled paper and Styrofoam. This would give properties a baseline for setting goals for the upcoming year. Support was needed from Ownership, ARAMARK Corporate and the on-site Leadership Team to be successful. 2008 Goals were set based on prior year data:

2008 Environmental Goals

1. Increase Recycling Volume by 10%
2. Reduce Energy Consumption by 3% from prior year
3. Reduce water consumption by 2%
4. Improve Guest and Associate Awareness through Action Plan
5. Improve in all areas of Sustainable Purchases

2009 Environmental Goals

1. Reduce Electrical consumption by 10%
2. Reduce Water consumption by 10%
3. Increase Recycling volume by 20%
4. Increase Sustainable food Purchases by 10%
5. Improve Awareness

With 2700 CFL bulbs replaced in 1 year, 1.7 million pounds of trash, a utility bill pushing \$1.5 million and consuming 39 million gallons of water, there was some room for improvement. The objective was a 2 part plan:

- A. Get some simple processes in place quickly
- B. Develop a Comprehensive Plan around the goals established above and be able to measure the results.

Improvement Initiatives were put in place for both years to achieve these goals.

Simple changes:

1. Administrative Staff no longer uses disposable cups for beverages. Annual cost savings, \$4500
2. Eliminate Styrofoam to go containers and replace with recycled product and charge \$1.
3. Eliminate automatic garbage and recycling pulls, estimated savings, \$2,000.
4. Change auto on/off lighting timer in admin support area by 3.5 hours, saved \$486/year.
5. Light monitoring by custodial and Event Staff. Our 17,000 sf ballroom with lights on full for a week would cost \$26/day if left on while not in use.
6. Eliminate Elevator use by staff unless they have a cart or are carrying 12 pounds or are going up or down more than 3 flights of stairs. Estimated annual savings of \$750. (Assuming 2/3rds of the staff of 300 participate, 4 trips per day, average two floors per trip...)
7. Sustainable Food purchases for organic products, Seafood Watch Programs and Local Vendors.
8. Green Chemical cleaning program. H2O2 product for all cleaning uses and eliminated 20 different product lines.
9. Post EPA 14 point checklist on the website.
10. Doubled the use and replacement of Compact Fluorescent (CFL) bulbs in 2008, Sample savings calculation-A 100 watt bulb on for 6 hours a day compared to a 23 watt CFL would save \$10 annually.
11. Use of 5 gallon water towers for meeting rooms.
12. Purchase all Energy Star Certified equipment (Vacuums, TV's, computers, copiers, fax machines, projectors,...)
13. Cut up used paper for note pads.

Other initiatives with more complex logistics and/or costs associated with changes:

1. Determine ROI on light sensors in hallways.
2. Elimination of all Styrofoam products. Increased cost of new recycled product by \$60,000 in 2008.
3. Eliminated all plastic utensils and replaced with biodegradable product. Incremental cost of \$.01/piece.
4. Sourced new waste removal Co., CSI with single stream recycling in August 2008. Additional savings from prior contract. No longer charges for tonnage, just the dumpster pull. With 170 tons of recycling last year, annual savings at \$10,000.
5. Divert 100% of all Fryer Oil. Estimated 1300 gallons per year. Minor income of \$200.
6. Increased use of 30% post consumable paper. (200 reams in 2008)
7. Convert to BIO 20 Diesel Fuel for NCC Fleet.

8. Recycle/donate everything we can: 900 TV's saving \$22,000, 1000 alarm clocks, 1000 phones, 2000 pillows and sheets, 900 bedspreads, 400,000 square feet of carpet tiles saving \$4700, 500 chairs, 50 pieces of furniture, 100 desks, 20 pieces of aerobic equipment,
9. Utilize vendors that recycle-Dell, Ramar Moving and Storage, Cisco....
10. Participation in Earth Day cleanup activities the past 4 years.
11. Building closures during low occupancy.
12. Green Seal Certification, since 2004.

Future Plans

1. New Energy Management System for meeting space.
2. Composting.
3. Gray Water harvesting
4. Rain water harvesting.
5. Sub metering cooling towers
6. LEED Certification self assessment
7. Worm farm
8. Install variable speed drives on pumps and CO2 sensors for 11 air handlers.
9. Install photo cells in naturally lit areas
10. Replace all guestroom bulbs with CFL's.
11. Purchase light bulb crusher.
12. Determine "degree day" calculations to identify true electrical consumption based on occupancy, external temperature and humidity. (A severe winter or summer could show massive increases in consumption and negate/hide all efforts and results on initiatives)
13. Preferred parking for Hybrid vehicles.
14. Rooftop solar panel installation.
15. Replace single pane windows with energy efficient windows.
16. Window tint skylights.
17. Investigate free cooling plate and frame heat exchangers.
18. Insulate steam and hot water piping.
19. Install CO2 monitors and modulation of air dampers on public space air handlers.
20. Reinstitute load and peak shaving.

Technology has played a large part in the process improvements: sensors for lighting and HVAC, Energy Star appliances and equipment, Enablon Tracking System for multiple property locations, high tech energy management systems. Many companies now are providing quality data for ROI's on inventive ways to save energy.

In closing, besides just doing the right thing and being good for the environment, many initiatives have saved money and served the community. Identify your current state, get buy in from all stakeholders, and start to change behavior. It can happen and it did at NCC.

If you have any questions, please feel free to contact me at tfletcher@conferencecenter.com or 703.724-5159. We also have available on our website the EPA's 14 Point Checklist at www.conferencecenter.com "NCC and the Environment".

Other resources can be found at:

-Green Seal For Lodging Properties at www.greenseal.org (continued on next page)

-Earth Day 2009 at NCC, Fox 5's Video Clip
http://www.myfoxdc.com/dpp/mornings/holly_live/042209_holly_morris_earth_day

-ARAMARK's website on Corporate Social Responsibility
<http://www.aramark.com/SocialResponsibility/>

-The Washington Business Journal's 2008 Green Business Award Nomination



Washington
Business Journal Gr..

-PCMA's 2009 Green Awards Application



2009 Green Awards
Supplier App...

-ARAMARK Conference Center's Sustainability Initiatives



Sustainability –
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