

A pair of hands is shown from the bottom, cupping a glowing green globe of the Earth. The globe is semi-transparent, showing the continents in a darker green. The background is a bright, white, slightly hazy light, suggesting a sun or a bright sky. The overall image conveys a sense of care, protection, and environmental stewardship.

LEED EBOM 101

Presenter

David Thomas CFM, LEED AP

Why LEED EBOM?

A pair of hands is shown holding a small, translucent green globe of the Earth. The globe is centered in the background, with the hands positioned around it, one on the left and one on the right. The lighting is soft, highlighting the texture of the skin and the smooth surface of the globe.

- FM Credibility
 - Sustainability is to the Facility Manager what Y2K was to the IT Manager
- Government Regulation ☹️

Why LEED EBOM?

- Triple Bottom Line

- Utility Cost

- Indoor Air Quality (IAQ)

- Environmental Impact





Where to start?



- Network with local FMs
 - IFMA
 - BOMA
 - USGBC
- Green Library of Resources
- LEED EB Technical Review

Building Evaluation

- Sustainable Sites
 - Landscaping
 - Pest Management
 - Alternative Transportation
 - Roofs
 - Site Lighting



Building Evaluation

- Water Efficiency
 - Metering/Submetering
 - Fixture Efficiency
 - Irrigation Efficiency
 - Cooling Tower Management



Building Evaluation

- Energy and Atmosphere
 - Portfolio Manager
 - Commissioning
 - Building Automations
 - Metering
 - Renewable Energy



Building Evaluation

- Material and Resources
 - Sustainable Purchasing
 - Consumables
 - Furniture
 - Low Mercury Light Bulbs
 - Waste Management
 - Waste Stream Audit



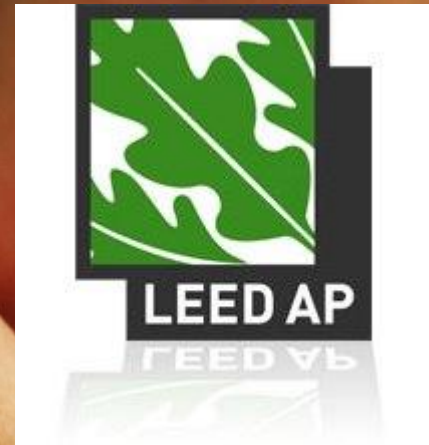
Building Evaluation

- Indoor Environmental Quality
 - IAQ Management Program
 - Green Cleaning Program



Building Evaluation

- Innovations
 - Going Above and Beyond
 - LEED AP
 - Document Sustainable Cost Impacts



THE REALITY

- There is no silver bullet.
- Today there is no clear way to quantify.
- We can ACT, or wait and be required to ACT.
- ACT now to be an industry LEEDer!



A pair of hands is shown holding a small, translucent green globe. The globe features a faint world map and latitude/longitude lines. The hands are positioned to cradle the globe, with fingers visible on the left and right sides. The background is a bright, white, slightly hazy light, creating a clean and focused aesthetic. The overall image conveys a sense of care, protection, and global responsibility.

Q and A