



TNDC's Sustainability Program: An Overview

SPM Presentation for Building
Manager's Meeting

Simplified Sustainability Program Manager (SPM) Responsibilities, aka: **SPM Trifecta**

PART ONE

- Monitoring resource use

PART TWO

- Capital improvements

PART THREE

- Outreach & education

SAVE MONEY on recurring monthly operating expenses

&

SAVE THE WORLD

SPM Trifecta

PART ONE

- **Monitoring resource use**

PART TWO

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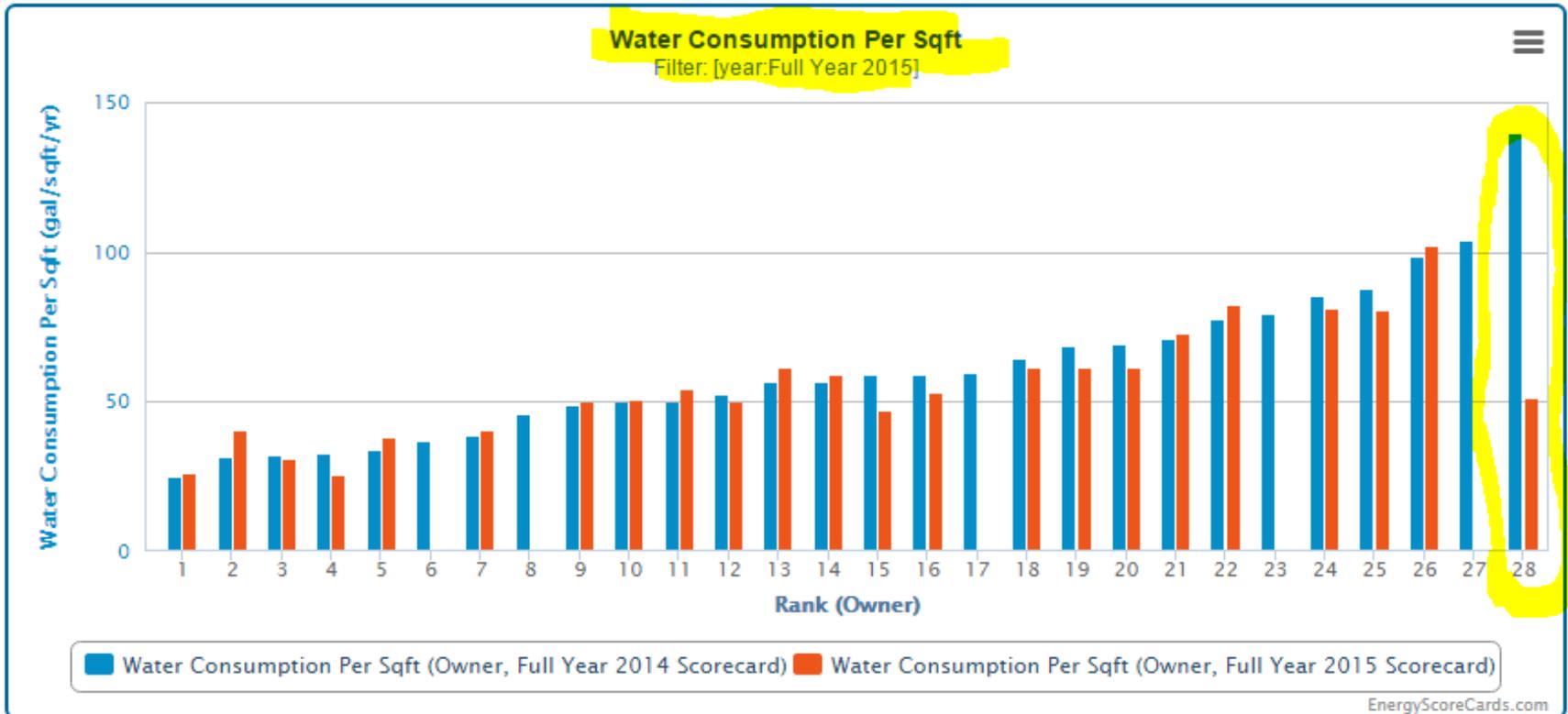
Energy & Water Monitoring

- Look for water and energy spikes – monthly
 - Coordinate with utilities
 - Coordinate with site staff
 - Bring in vendors
 - Brainstorm with site staff and FM

Historic Success Story – Cameo Toilet Repair

Properties in 'TNDC' portfolio ▾

Tools ⚙️



Ambassador Commercial Space (Mason Street Deli) – Leaking / Running Toilet

Date	Consumption in GALLONS	Day
12-Apr	29	Sunday
13-Apr	29	Monday
14-Apr	22	Tuesday
15-Apr	29	Wednesday
16-Apr	29	Thursday
17-Apr	29	Friday
18-Apr	37	Saturday
19-Apr	22	Sunday
20-Apr	44	Monday
21-Apr	216	Tuesday
22-Apr	74	Wednesday
23-Apr	172	Thursday
24-Apr	1009	Friday
25-Apr	1009	Saturday
26-Apr	912	Sunday
27-Apr	882	Monday
28-Apr	1062	Tuesday
29-Apr	822	Wednesday
30-Apr	1017	Thursday
1-May	905	Friday
2-May	807	Saturday
3-May	770	Sunday
4-May	979	Monday

Billing Month	Consumption in GALLONS	Cost
Jan 2015	8,976	\$216.29
Feb 2015	2,244	\$61.18
Mar 2015	4,488	\$112.87
Apr 2015	2,244	\$61.18
May 2015	26,928	\$629.93
June 2015	24,684	\$578.22
July 2015	20,944	\$520.01
Aug 2015	20,944	\$529.76
Sept 2015	13,464	\$344.34
Oct 2015	27,676	\$696.61
Nov & Dec 2015	61,336	\$1,541.92
Jan 2016	26,180	\$659.55

Ambassador Commercial Space (Mason Street Deli) – Results

Date	Consumption in GALLONS
1-Feb	1174
2-Feb	3081
3-Feb	748
4-Feb	658
5-Feb	905
6-Feb	471
7-Feb	695
8-Feb	598
9-Feb	1391
10-Feb	2700
11-Feb	433
12-Feb	441
13-Feb	546
14-Feb	456
15-Feb	538
16-Feb	516
17-Feb	104
18-Feb	321
19-Feb	119
20-Feb	157
21-Feb	67

Date	Consumption in GALLONS
22-Feb	97
23-Feb	97
24-Feb	59
25-Feb	67
26-Feb	82
27-Feb	97
28-Feb	52
29-Feb	44
1-Mar	59
2-Mar	82
3-Mar	82
4-Mar	74
5-Mar	82
6-Mar	59
7-Mar	67
8-Mar	67
9-Mar	59
10-Mar	37
11-Mar	29
12-Mar	29
13-Mar	14
14-Mar	89

Curran House – Irrigation Leak

My Account

Curran House - Irrig

141 Taylor St

Current Amount Due: \$0.00

Last Payment Received: \$401.83

Payment Received Date: 01/27/16

[View & Pay My Bill](#)

[Bill & Payment History](#)

[Manage Multiple Accounts](#)

[Start or Stop a Service](#)

[High Bill?](#)

Have Questions?

[Contact Us](#)

[Frequently Asked Questions?](#)

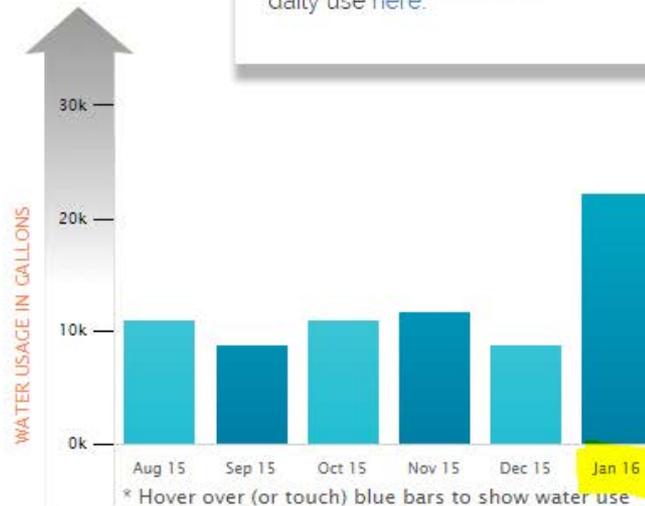
To report any urgent 

My Account - Home

25% Reduction in Effect

All irrigation customers are asked to reduce water use by 25%.

Compare your **Drought Water Use Target** to your last bill below or your daily use here.



Call to Conserve



As California's drought continues, now is a great time to find and repair water leaks.

[Click here for simple, do-it-yourself repairs that can quickly pay for themselves!](#)

Your Dollars At Work

Our 24 hours per day, 7 days per week operations and maintenance are 100% funded from the bills you pay.

Learn how your dollars are at work every day.

Featured News

Get caught up on current events and check out our newsletter!



	Days in Period	Gallons Per Bill	Gallons Per Day	Cost Per Day
Compare your <i>Most Recent Bill Period</i>	31	22440	723	\$12
To <i>Similar Bill Period Last Year</i>	32	1496	46	\$0

Folsom Dore – Toilet Repair & New Faucet Aerators

Providing high-quality, efficient and reliable water, power and sewer services 24/7

My Account

FD - Domestic Water

1346 Folsom St
Current Amount Due: \$0.00
Last Payment Received: \$5,714.80
Payment Received Date: 03/04/16

[View & Pay My Bill](#)

[Bill & Payment History](#)

My Daily Use

[Download Report](#)

Date	Water Usage (Gallons)
3/08	~9,500
3/09	~10,000
3/10	~12,000
3/11	~6,500
3/12	~8,000
3/13	~6,500
3/14	~7,500

* Hover over (or touch) blue bars to show water use

Monthly Billed Use

Monthly billed use displays the water use reported on bills you have already received.

Daily Use

Daily Use displays more recent water use not yet validated or reported on your bill.

Daily use data available starting on May 1, 2014

[Click here if you do not see a Daily Use page.](#)

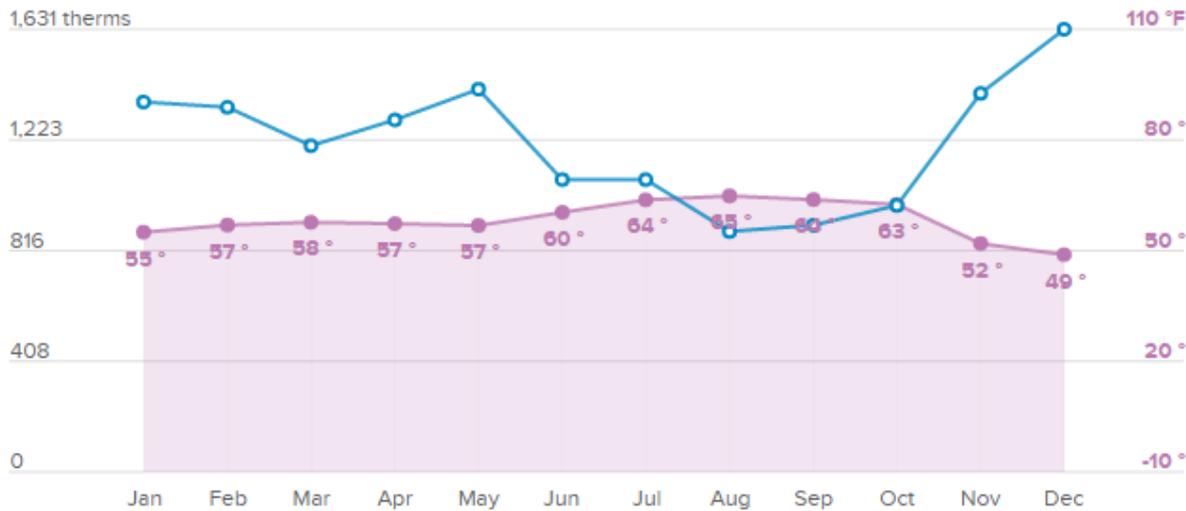
SAVINGS = OVER TWO THOUSAND GALLONS A DAY

My Energy Use

Fuel type: natural gas

Location: 990 POLK ST, SAN FRANCISCO, CA [change](#)

Jan 2015 – Dec 2015
My usage & weather



Find tips to reduce your use:

- [Free steps to take](#)
- [Smart purchases](#)
- [Great investments](#)

Usage Costs Weather

Your usage
Average outdoor temperature (°F)

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Current Sustainability CIs at TNDC

- **Lighting Retrofits**
 - Sourced from 2013 energy audits
 - Included in 2015 CI budget
 - Fixture upgrades
 - 3 phases of work to be completed in 2016
 - Sensor upgrades
 - Currently collecting information / testing options
- **Solar Thermal / Hot Water**
 - Aarti

Sources of Future Sustainability CIs

- Energy / water monitoring
- Discussions with site staff
- FCA walk-throughs

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Future Sustainability Outreach & Education

- Staff Outreach
 - Green Committee
 - Lunch announcements/mini-training-sessions
 - Quarterly newsletter
- Tenant Education
 - Coordinated by Green Committee – NEED ON-SITE CHAMPIONS
 - Will be discussed with PM for approval
 - 3 training programs at 10 buildings in 2016
 - Water, energy, waste

Thank you!

