

MAZZETTI NASH LIPSEY BURCH



Beyond Engineering

M+NLB's vision is to make the world a better place by creating better environments. For almost 50 years, we have been building these facilities along the west coast and throughout the nation.

M+NLB knows how to design complex facilities, and we know how to get them built. In our 50 years, we have collaborated with our clients, and especially with the facility managers who must operate their facilities in a safe and effective way. We understand their challenges, and we are able to help develop strategies that improve these critical operations.

We have hired not only engineers, but also engineers with MBAs and financial backgrounds enabling us to understand the financial world of the industries we serve. In addition, we believe our role encompasses that of an investment manager—we strive to help our clients make only those investments that help them achieve the most significant progress toward their visions.

Because of our deep commitment to making the world a better place, we have long occupied a leadership position in sustainable design. But while others are satisfied with simply designing greener buildings, we focus our efforts on providing myriad ways to help our clients deal with the reality of combating climate change, and the legal, regulatory, and financial changes that will be part of this battle for many years to come.

Climate Change and Competitive Advantage

Case Study / mazzetti.com



Focus

St. Joseph Health System

With 15 campuses and 232 buildings spread across 5.5 million square feet, facility directors at SJHS saw an opportunity to reduce its carbon footprint by reducing operational costs through the sale of carbon offsets to help finance continued energy demand reduction programs.

Transform AWARENESS INTO ACTION

EDUCATE Armed with a carbon-impact mandate supporting the hospital's mission-critical goals, M+NLB translated a complex reporting and verification process required by the CCAR into a procedure that SJHS could easily follow. Establishing GHG baseline emissions is an important first step against which all future reduction requirements will be applied. Having not been through the reporting process, SJHS needed M+NLB to assist in learning of the types of data needed to compile the necessary data properly for generating the inventory.

AUDIT A comprehensive audit of SJHS energy-consumption patterns enabled us to calculate the full impact of facility operations on GHG emissions. M+NLB was able to identify specific GHG emission-reduction opportunities by breaking down the assembled data with respect to each emission source and individual facility.

REPORTING M+NLB created a report from the assembled data by utilizing CARROT, the CCAR's online reporting tool. By establishing an accurate baseline, we took the guesswork out of emission measurement, giving SJHS a unique position, enabling it to quantify and eventually monetize its GHG reduction efforts.

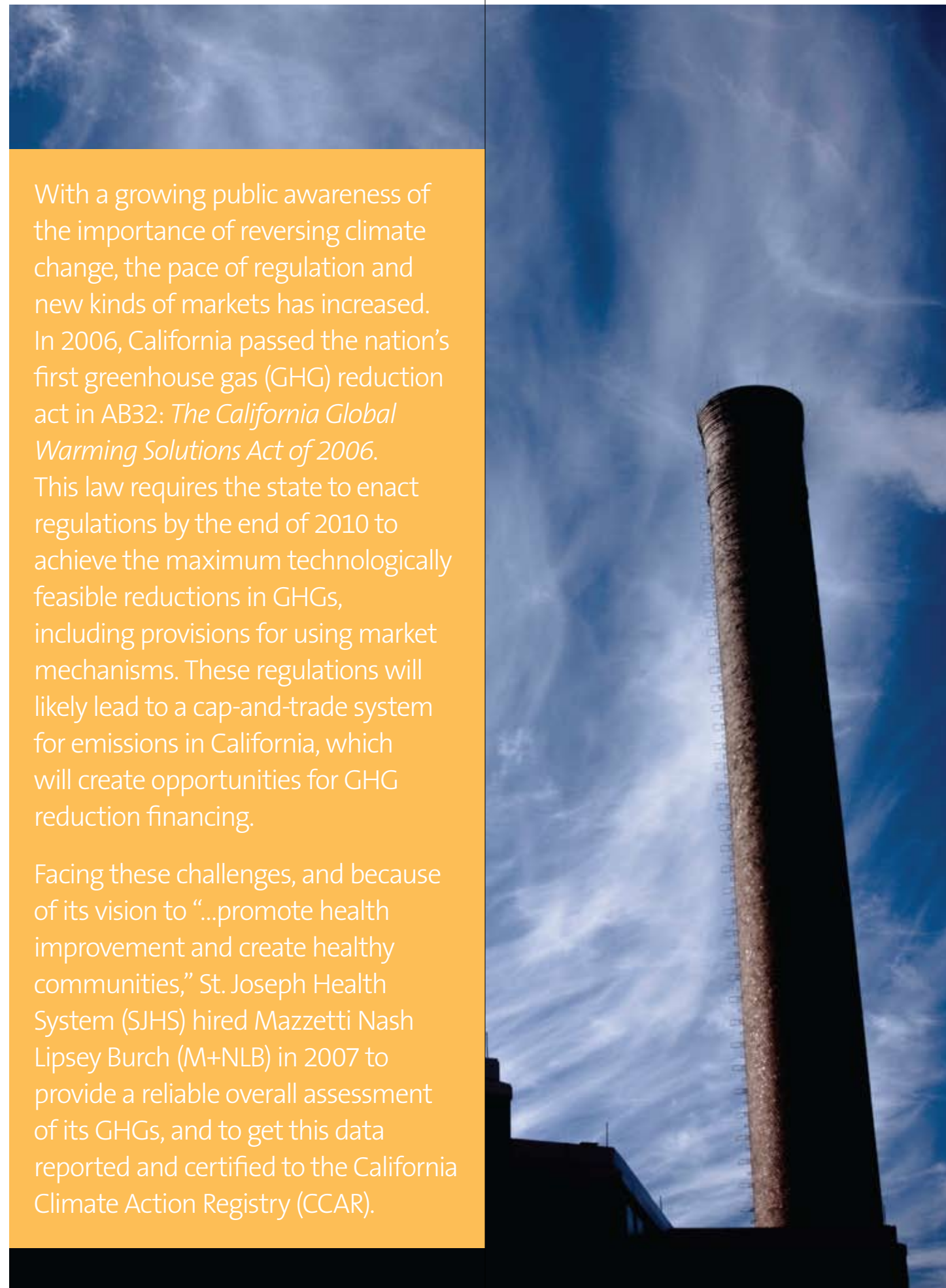
CERTIFICATION Once the report was submitted to the CCAR, M+NLB helped SJHS select a CCAR approved certifier with previous experience in GHG emissions report validation for healthcare facilities. M+NLB worked with the certifier throughout the process to answer questions on behalf of SJHS and to facilitate collection of additional materials needed for validating the report generated for the CCAR.

Results

Proper accounting of GHG emissions facilitates more accurate future goal setting, progress measurement, and cost evaluation. Because of this work, SJHS has become one of the first healthcare organizations to report

With a growing public awareness of the importance of reversing climate change, the pace of regulation and new kinds of markets has increased. In 2006, California passed the nation's first greenhouse gas (GHG) reduction act in AB32: *The California Global Warming Solutions Act of 2006*. This law requires the state to enact regulations by the end of 2010 to achieve the maximum technologically feasible reductions in GHGs, including provisions for using market mechanisms. These regulations will likely lead to a cap-and-trade system for emissions in California, which will create opportunities for GHG reduction financing.

Facing these challenges, and because of its vision to "...promote health improvement and create healthy communities," St. Joseph Health System (SJHS) hired Mazzetti Nash Lipsey Burch (M+NLB) in 2007 to provide a reliable overall assessment of its GHGs, and to get this data reported and certified to the California Climate Action Registry (CCAR).



"Thank you so much for your diligent work! Your flexibility and rapid response are the principal reasons for achieving the goal of reporting with certification!"

Sonya Grabow, Director, Treasury Services, St Joseph Health System

M+NLB collaborated with SJHS to:

Collect data regarding all direct and indirect GHG emissions

Analyze GHG emissions for source and impact

Report GHG emissions to the CCAR

Assist in obtaining certification of the measurements by an independent verifier

successfully their GHG inventory to the CCAR. M+NLB has created recommendations for SJHS to streamline their record-keeping structure and data-management process making it easier to generate their inventory for reporting in future years.

By becoming an early mover on addressing climate change, SJHS is in a better position to help influence future policy, and to understand the most cost-effective means of managing and reducing emissions. then to provide them with complete design-build services, or to work with a favorite local contractor to develop the design documents and get the project permitted. Once the project construction is complete, M+NLB then performs commissioning services to verify savings to the utility, and to leave the facility owner with a functioning system. Upon completion of the project, the facility receives the promised utility incentive payment, and then they realize the energy savings for the remaining life of the system.