



Green Building

That's Better From *Every Angle*

How can our multi-faceted approach maximize your benefits?

Green Building produces energy savings, improves operations, reduces waste and disposal costs, conserves water, reduces carbon emissions, increases property values and produces positive public relations. But to a large extent, what you get out of green building depends on what you put into it. Delta Institute helps maximize your benefits from every angle — economic, environmental and social — with services that are:

- **Customized:** Each building presents unique challenges and opportunities. That's why Delta evaluates each project and delivers a customized set of services geared toward meeting your specific sustainability goals.
- **Cost-Effective:** Our experience with challenging, complex properties helps assure that your project comes in on-time and on-budget, contributing to your return on investment.
- **Commercial-Industrial-Residential:** We understand the opportunities for economic, environmental and social gains and can bring that knowledge to bear on a range of building types – from Class A office towers to affordable multi-family housing units.
- **LEED®-EB and More:** Delta has extensive expertise in LEED® certification for Existing Buildings, but achieving certification isn't the whole story. We can bring other levels of sustainability to your project by connecting you to verified green building products; helping you deconstruct and donate construction waste and use reclaimed materials; and measuring, reducing or offsetting your carbon footprint.
- **Non-Profit:** As a non-profit, Delta helps maximize the public relations benefits of your investment and gives you the opportunity to contribute to the Green Economy.



Greening a Chicago Icon

Delta Institute helped Chicago's Merchandise Mart become the first building of its type to achieve LEED® for Existing Buildings Silver certification from the U.S. Green Building Council. At 4.2 million square feet, it is the largest commercial building in the world. The Mart achieved its LEED® energy reduction goals and increased its recycling rates so that more than 60% of its waste is recycled. Delta added value by developing a Green Operations Guide and helping incorporate green language into leases.



Delta has since helped the Mart develop an organizational sustainability plan; participate in the Chicago Green Office Challenge; and achieve LEED® Gold certification for 350 West Mart Center.

“Making our own building improvements was only a small part of the puzzle. Active participation from tenants, suppliers, housekeepers, engineers and staff was paramount to achieving and continuing to uphold LEED® certification. It's a group effort.”

— Mark Bettin
Vice President of Engineering,
Merchandise Mart

Green building the **Delta** way

Assess: We can start with an energy audit or conduct a comprehensive sustainability assessment.

Plan: Delta can develop a green building strategy and help direct you to green-building related financing, rebates and incentives.

Implement: Certified and experienced Delta staff can provide hands-on technical assistance to implement greening strategies.

Certify: LEED® certification is a key strategy for achieving green building goals. Delta can manage the process from beginning to end, with particular strengths in existing buildings and facilities.

Operate: We even provide customized Green Operations Guides and help institutionalize the program by educating staff, occupants, vendors and residents.

Purchase: Delta can assist with the purchase of verified green products needed to implement and maintain green programs at discount prices through www.BuyingBetter.org.

Measure: Delta helps measure energy, water, waste, carbon and other environmental savings associated with the green building program and can provide a dashboard for ongoing management of LEED® points.

To Learn More or Request a Proposal, Contact:

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What **Else** Is Delta Doing for Green Building and the Environment?

- Working to achieve green ratings for 100 buildings and connect these to 200 or more business and government sustainability programs by 2020.
- Providing investment-grade audits and technical assistance to 100 commercial and 50 industrial facilities in eligible communities under Cook County's federal energy efficiency grant.
- Identifying and securing financing tools, rebates, and incentives to help fund green building work.
- Promoting building deconstruction and providing access to reclaimed materials through the Re-Building Exchange.
- Assessing post-occupancy benefits of more than two dozen LEED®-certified projects in Illinois.
- Developing professional guidebooks, reports, training sessions, and implementation tools designed to expand sustainable building practices across many industries and sectors.



350 West Mart Center

LEED®-EB Gold

Certification of the 25-story mixed use tower included the Holiday Inn Chicago Mart Plaza, the first LEED®-certified hotel

in the City of Chicago and the largest LEED® Gold hotel in North America.

Prudential Plaza

LEED®-EB Gold

Certification of this Chicago landmark resulted in substantial improvements in operations, recycling and tenant services, as well as an annual energy savings of \$1 million.



Photo by J. Crocker



Discover more about Delta Institute and find your green opportunities at www.delta.org/navigate.