

OVERVIEW

Davis Langdon provides a comprehensive and integrated construction consultancy delivery through our project management, cost management, risk consulting, sustainability consulting and research business units. The North American offices have embraced the responsibility of plotting a course for the firm which ensures that our own actions and internal processes are themselves sustainable. Understanding and planning for sustainability was a complex and challenging task at first; however, we quickly realized that with strategic steps we could help improve our company's bottom line and our environmental performance as a whole. Our internal sustainability audit and program helped identify key areas of focus. By commuting less, recycling more and implementing other creative solutions, we are a carbon neutral company. While this process is ongoing, it is now possible for us to lead not only with knowledge and expertise in sustainability services but also as an example of a successful business operating with principles of sustainability as a guide.

VISION AND GOALS

Sustainability is a minimum condition for a flourishing planet in the long term. For Davis Langdon, it's living creatively within limits, and contributing to the long term health of social, economic, and environmental systems which are the foundation of the built environment, and therefore the health of our organization. By embarking on a movement towards sustainability, we seek to better

understand our role in these systems, find ways to strengthen existing good practices and find areas to improve upon.

Our shared vision for long term success is to become a leading source of information and guidance in the field of sustainability as it relates to the built environment. We will do this by embracing the sustainability values we promote in our work, and by building our next generation of leadership on our values of quality, service and sustainability.

Our firm-wide sustainability goals are to:

- Maintain our status as a carbon neutral organization
 - Strive to reduce our dependency on carbon offsets
 - Facilitate educational opportunities that develop our firm-wide understanding of the sustainability issues that face the built environment
 - Publicize our Mission, Vision, & Goals and Progress internally and externally
 - Discuss our movement towards sustainability with clients and encourage the reduction of our carbon footprint as it relates to business interactions.
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Carbon Footprint Tools

Since 2007, Davis Langdon has tracked and measured our carbon footprint for our North American offices through the use of a calculator made available by the Seattle Climate Partnership, a voluntary pact among Seattle-area employers. The data used in helping to calculate our total footprint came from the World Resource Institute, a widely recognized environmental policy think tank. Davis Langdon updates the carbon calculator year to year so that we can quickly and accurately compare our efforts to reduce our carbon footprint.

Key Green Actions List

Our flexible work schedule has resulted in additional carbon savings with less commuting travel. The following is a list outlining some of the actions we have implemented firm-wide as a part of our internal sustainability program:

- Reducing our waste stream with recycling efforts which include paper, cardboard, plastic, metal and glass products;
- Switching to 35% and 100% recycled content paper supplies, and recycled content office supplied when available (binders, folders, etc.);
- Increasing our IT recycling program;

- Increasing our use of video conference and online meetings as a means to reduce unnecessary travel;
 - Implementing yearly carbon footprint audits;
 - Instituting company-wide green policies and discuss problems discovered during execution through monthly sustainability meetings;
 - Pursuing LEED certification for office spaces;
 - Purchasing low-emitting furniture;
 - Installing motion sensors in our office space to turn on/off the lights;
 - Encouraging use of public transportation for commuting and during business travel.
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2007/2008 Analysis

Our internal audit has been performed for 2007 and 2008. The most substantial change was the addition of an office in Honolulu, Hawaii at the end of 2007. In addition, our Sacramento office moved to a different location in early 2008. For the analysis, we have included business travel, employee commuting, energy use based on square footage, paper and electronic purchasing, waste, recycling and composting. Furniture purchases are not included in the 2007 or 2008 calculations as emission factors were difficult to accurately predict and minimal furniture purchases were made.

DL Annual Totals	2007	2008
CO ₂ company-wide*		
Business travel	228.0	300.2
Employee commuting	233.0	208.1
Energy use	179.8	182.5
Materials purchased	30.8	47.5
Waste generation	-4.5	-1.7
Total CO ₂ emissions	667.1	736.6

*Note: all CO₂ numbers are in metric tons

As seen in the numbers provided, the employee count rose from 2007 to 2008 as did the overall emissions. However, the emissions per person decreased in 2008. With an additional 25 employees and an office in Honolulu, there was a company-wide increase in 2008 in Business Travel, Energy Use, Materials Purchased and Waste Generation. The only reduction was in Employee Commuting. The negative numbers seen in Waste Generation are a result of significant recycling and composting programs. Flexible Fridays are in place and help lower employee commuting emissions. In 2007, Davis Langdon avoided 11.6 metric tons of CO₂ emissions as a result of the Flexible Friday scheduling. In 2008, DL avoided 10.8 metric tons with the flexible schedule. See attached appendix for the 2007 and 2008 CO₂ footprints per office.

A Carbon Neutral Company

Based on the results of each annual carbon footprint analysis, Davis Langdon purchases carbon offsets for the CO₂ emissions shown above. These offsets include wind power from wind farms in the United States and carbon offset projects that capture and flare methane emissions from US landfills which reduces the number of greenhouse gases entering the atmosphere. Our goal is to see reduction in the CO₂ emissions per person and keep total CO₂ emissions to a minimum, despite organization growth.

Importance

Our internal sustainability program is a strategic investment of time and resources:

- We have a competitive advantage – by understanding, tracking, and mitigating our environmental impacts, our sustainability consulting is more robust, our company-wide understanding of sustainability is growing, and we can speak with experience when our clients ask what we're doing to become 'green'.
- We can save money – going through a yearly carbon footprint identifies key areas to improve; addressing these areas often yields cost as well as carbon savings.
- We are prepared for legislation that tracks the environmental performance of American businesses, and support other organizations with similar needs.
- We're building inter-disciplinary communication within the firm as we discuss and present our results, build buy-in at all levels, and coordinate with employees in all aspects of the business (marketing, administration, consulting, and leadership).

Engaging Employees

To ensure the integration of sustainability into our day to day work and activities, we've begun brown bag lunches about sustainability topics, and discuss our progress at communications meetings. In an effort to keep staff engaged, several strategies are being pursued, including a quarterly newsletter to deal with broader issues about sustainability and volunteer efforts to give back to the communities that support each office. While conducting our yearly carbon footprint and sustainability audit, we also ask for feedback and ideas from each employee.



