

This Baseline Requirement ensures that the building's sustainability program aligns with its asset investment goals or, in the case of healthcare operators, company financial goals.

Answer the following questions. If necessary, talk to the appropriate decision-maker to establish or clarify the company's commitment to sustainability and how sustainability can help reach investment or financial goals for its buildings or operations.

1. Does your organization have a formal commitment to sustainability, where leadership supports and encourages sustainability to reach business goals?

Yes	
No	
Not Sure	

Comments:

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2. Which of the following sustainability benefits are most important to your company?
Choose all that apply.

Sustainability keeps the asset or business competitive.	
Sustainability lowers operating costs and builds value.	
Sustainability manages risk (prevents obsolescence, prepares for regulations, etc.).	
Sustainability attracts tenants.	
Sustainability helps create healthy indoor environments.	
Sustainability enhances business reputation.	
Sustainability reduces greenhouse gas emissions and conserves natural resources.	
Other:	
The company does not believe that sustainability provides tangible benefits.	

Comments:

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3. Characterize your company's willingness to invest in sustainability.

Operational improvements are fine, but the company typically does not spend any capital.	
The company will invest capital in projects with quick paybacks or paybacks well within the asset holding period.	
The company will consider larger investments with proof that the project will lead to tangible and intangible benefits.	
The company is committed to sensible investments in sustainability.	

Comments:

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4. Given current sustainability performance, which areas of sustainability should the building focus on to?

Energy efficiency	
Water efficiency	
Healthy indoor environments	
Recycling	
Sustainable purchasing	

Comments:

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5. Considering your answers to the questions above, what role can the building's sustainability program play in achieving asset investment or company financial goals?

Examples include:

- Maintain asset value through efficient, contemporary operations until disposition
- Increase NOI through operational cost savings and enhanced marketability
- Pursue retrofits and other projects with paybacks of three years or less
- Market sustainability to attract and retain tenants

Alternative Documentation

Instead of this form, you may submit the following to IREM®:

- Paragraph summarizing how sustainability is aligned with investment or financial goals
- Excerpt from a company website, corporate responsibility report, or other form of corporate communication that discusses how sustainability is incorporated into investment or financial decision-making or helps meet company goals