Plan for COG's Corporate Partnership in the Cool Capital Challenge 2008-2009 Signifies stand alone COG steps.					
	Planning Phase	Implementation Phase			
	Feb/March 2008	April/May/June 2008	July/Aug/Sept. 2008	Oct./Nov./Dec. 2008	Jan/Feb/March 2009
Planning	Board consideration and approval of COG's commitment to Cool Capital Challenge.	Employee education (recycling; conservation measures for committee meetings; encourage individual actions).			
	Develop an Implementation Plan (assign staff; cost estimates, etc.)				
Energy efficiency/green house gas emissions		 Monthly replacement of at least one standing in-person committee meeting with video teleconferencing. Audit COG's electronics—to see whether any can be turned-off completely or eliminated. Calculate current building energy use and green house emissions. Explore partnership with Virginia Tech/Pepco Energy for capital to implement energy conservation measures. 	 Building energy audit. RFP for green power provider for 777 N. Capitol St. 	➤ Energy star benchmarking	Green power purchase begins.Green roof feasibility study.
Recycling		 COG-wide paper reduction strategy (increase duplexing, and use of network printers and electronic communication). Improve recycling container signage and placement to enhance recycling compliance. 		➤ Begin cardboard recycling if possible.	
Catering		Improve catering to better reflect actual meeting attendance.	 Use caterers that reduce packaging. Eliminate bottled water		

COG's Ongoing Green Features and Practices:

Signifies steps that have been taken in cooperation with Building Partners

Commuting

- COG is within close proximity to a variety of public transportation options at Union Station.
- Underground parking, reduces impervious surface. Only 12 staff (9%) drive to work.
- Telecommuting policy reduces number of employee commutes.
- The COG car is a Ford hybrid.
- > Bike racks encourage employees to ride bikes to work.

Energy savings/Engineering

- > Zero use of CFC based refrigerants HVAC system;
- > Installation of variable frequency drives to the cooling tower fans.
- Enhanced metering: Separate metering for electric loads, boiler efficiency and chilled water system.
- > Auto-flush toilet sensors installed in 1999 to reduce maintenance on flush valves and possibly reduce water use from malfunctioning valves.
- > Upgraded the flush valves in the restrooms.
- > Plumbing fixtures meet EPACT 92 fixture performance standards.
- > Re-caulked all of the building's windows, summer 2007.
- > Recycled carpeting was used in both the Training Center corridors and Fitness Center
- > Meetings with cleaning contractor to eliminate where possible, products that contain hazardous ingredients and replacing them with less toxic, environmentally friendly products that use natural ingredients and ingredients from renewable sources where possible.
- > Building Engineers are conducting preventive maintenance, including filter changes, etc. on a regularly scheduled basis to maintain the building's HVAC and other systems at their optimal efficiency level.
- > Building Management is researching installing motion detectors for the lighting in the garage to eliminate the need for 24/7/365 lights in the garage. Safety of the building occupants is the primary concern.
- > Use of Tree gators as a water-conserving irrigation system for courtyard trees.
- > Annual indoor air quality monitoring (last monitored, January 2008).

Recycling

- Office paper, newspaper, plastic, glass and metal recycling.
- Use of energy star computers and computer recycling program.

Lighting

- Motion sensor light controls in offices;
- Controllability Systems (EQ) provides lighting control for 50% or more of building occupants;
- > Energy efficient lighting fluorescent light bulbs and ballasts;
- Compact florescent bulbs installed in COG's 3rd floor lobby.
- > Installation of new energy saving LED exit signage for the building.