



CBL PROPERTIES

BEST PRACTICES-MALL MANAGEMENT

NO.	ITEM / DESCRIPTION	BENEFIT
1	All renovations to be evaluated during project team “kick off” with the LEED NC (new construction) and CS (core and shell) checklist to determine what practices should be further evaluated and/or implemented into the renovation	reduced energy consumption, reduced water and air pollution, improved air quality and health of shoppers/employees, reduced waste to landfill, reduced greenhouse gas emissions, reduced carbon footprint
2	Implement recycling program for consumers and stores (paper, aluminum, plastic, grease from Food Court)	reduced waste to landfill, reduction in tree harvesting for paper production
3	Operations and Maintenance to use environmentally friendly cleaning products	reduced water and air pollution, improved air quality and health for all employees
4	Install rain sensors or soil moisture meters to control irrigation	reduced water consumption, avoid plant overwatering
5	Prohibit smoking within 25’ radius of all building entrances	improved health for non-smokers entering building at smoking designated areas
6	Replace dark roofing with white or reflective roofing	reduced energy consumption
7	Determine if utility company offers incentives or rebates for replacing or installing energy saving devices (light bulbs/fixtures, HVAC/chiller equipment, EMS, etc.)	reduced energy consumption, monetary rebate
8	Utilize indigenous, drought resistant plant material when replacing landscaping	reduced water consumption, reduced plant replacement and maintenance
9	Utilize mass transit opportunities and install bike racks	reduced fuel usage, reduced carbon dioxide emissions, reduced reliance on fossil fuels
10	Utilize chiller and central plant systems over individual RTUs	reduced energy consumption, reduced maintenance cost, increased life-span reducing replacement cost
11	Utilize natural lighting opportunities	reduced energy cost

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12	Install waterless urinals and low-flow water closets	reduced water consumption
13	Install intelligent EMS systems that allow control of tenant HVAC	reduced energy consumption
14	Install photosensitive dimming (light harvesting) controls in day lighting areas	reduced energy consumption
15	Capture rainwater and condensate drainage for irrigation use	reduced water consumption
16	Require security vehicles to utilize fuel efficient or hybrid vehicles	reduced fuel usage, reduced carbon dioxide emissions, reduced reliance on fossil fuels
17	Implement “commissioning” program to evaluate and inspect electrical and mechanical equipment for operational performance	increased efficiencies and reduced energy consumption
18	Install motion or “occupancy” sensors where feasible	reduced energy usage, increased bulb life and reduced re-lamping efforts
19	Install LED lighting for all signage and high efficiency bulbs for all general lighting	reduced energy usage, increased bulb life and reduced re-lamping efforts