Manhattan

Monitoring and Measuring your Green Impact with Manhattan Sustainbility

A Trimble Real Estate Solution Guide

Trimble

Your goal:

To take more effective climate protection measures and accelerate your zero-carbon transition.

Growth in Sustainability and Corporate Responsibility Reporting

With the energy consumption of buildings now seen as a leading cause of Greenhouse Gas (GHG) emissions, the Corporate Real Estate (CRE) sector is under mounting pressure as governments around the world introduce regulations that require property owners and occupiers to take more effective climate protection measures.

CRE strategy is increasingly being driven by corporate sustainability strategy and more companies (RE100) are pledging to make their real estate portfolios carbon neutral – a move welcomed by stakeholders such as investors and employees.

Many businesses also recognize the commercial benefits of sustainability:

▶ Energy-efficient buildings are more likely to increase in value in future.

▶ Implementing 'green' factors into CRE management improves operational efficiencies, reduces long-term costs and mitigates environmental risks.

▶ Companies with 'green' buildings can enhance their reputation and differentiate themselves from competitors.

However, CRE leaders now recognize they need new initiatives to help them understand the true environmental impact of their buildings. And being able to accurately monitor and measure GHG emissions is now crucial for CRE decision-making.
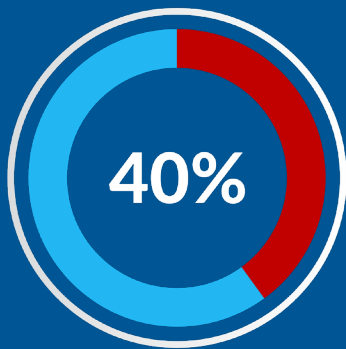

"With nearly 90% of companies driven by the economic case for renewables, this demonstrates a **fast approaching tipping point** in the transition to a zero-carbon economy. Now, it's time to tip the balance and **make 100% renewable the new normal.**"

– Paul Simpson, Chief Executive Officer, CDP

RE 100

RE100.org   #RE100

THE CLIMATE GROUP   CDP
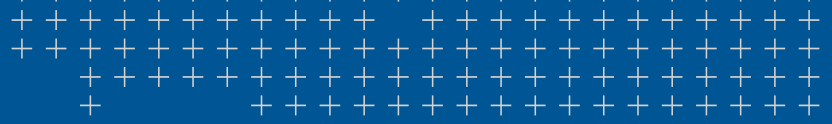
Sustainability is a Critical Issue

40%

Buildings generate nearly 40% of annual global Greenhouse Gas (GHG) emissions

The global buildings sector needs to reduce emissions by 30% by 2030 to meet the climate ambitions set out in the Paris Agreement

Sustainability is now a critical CRE issue because government mandated GHG regulations require large companies to publicly report their carbon emissions. Many firms also face stricter performance reporting requirements from stakeholders.

Compliance with the new reporting requirements can be complex and confusing. There's also a need for more accurate reporting to increase stakeholder trust and confidence.

However, monitoring and tracking energy and water consumption across an entire portfolio of buildings means CRE departments now have to manage a massive flow of data on a daily basis. This huge data problem can't be tackled with spreadsheets alone.

You can't manage what you can't measure. So how do you capture, track, measure and benchmark all this vital information in a way that allows you to make informed, data-driven decisions to reduce energy consumption and GHG emissions?

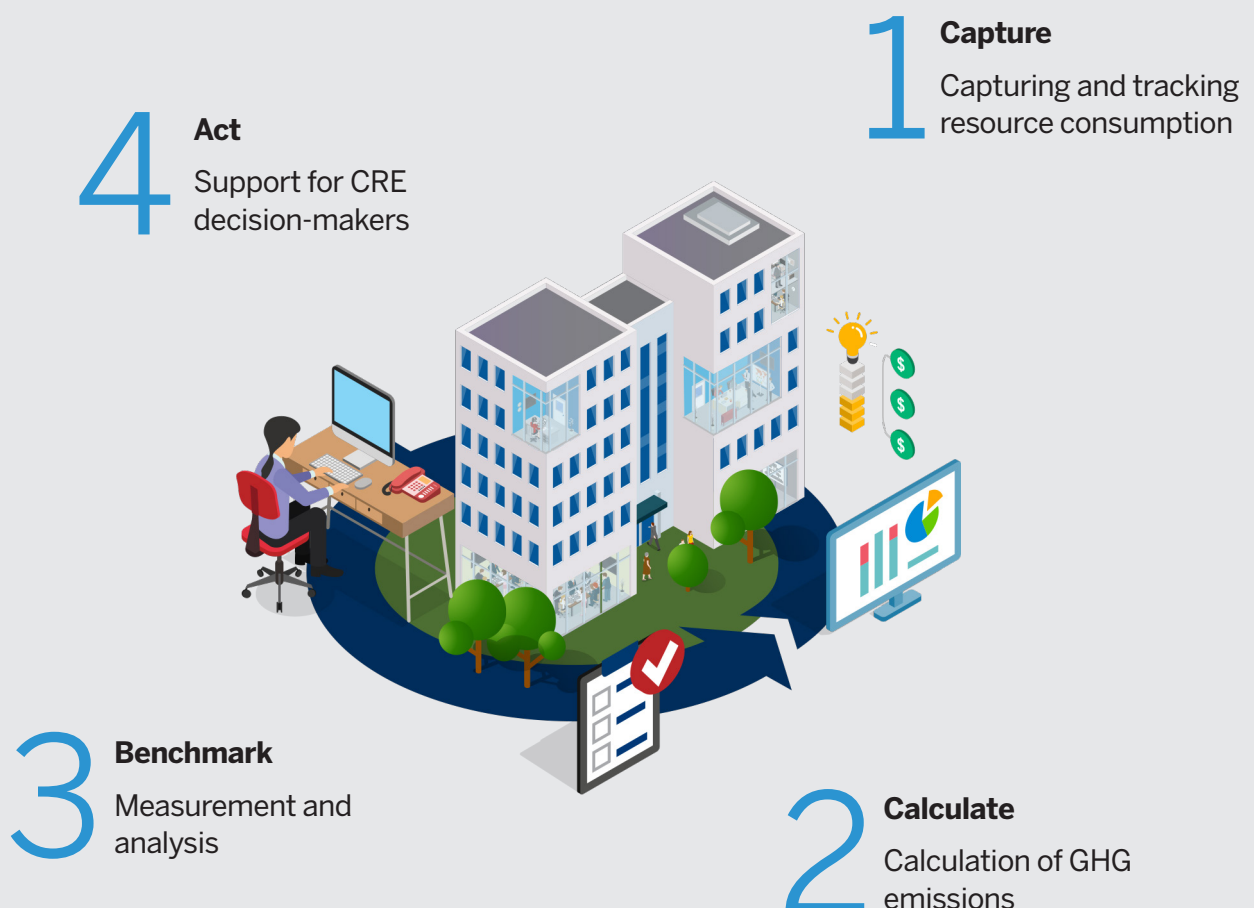How can Trimble Real Estate help me achieve my carbon neutral goals?

Streamline and Automate

Trimble's next generation Manhattan Sustainability module has been specially designed to help organizations cope with the challenge of monitoring and measuring vast amounts of consumption data on a daily basis.

Manhattan achieves this by helping you streamline and automate your data capture and measurement procedures. It then systematically calculates each building's carbon emissions in full compliance with GHG protocols.

Four Key Elements

1 Capture
Capturing and tracking resource consumption

2 Calculate
Calculation of GHG emissions

3 Benchmark
Measurement and analysis

4 Act
Support for CRE decision-makers

Capture Data and Calculate Emissions

1

Capture

Capturing and Tracking
Resource Consumption

Manhattan
automatically sets up
a meter if there's no
meter to capture it –
instantly providing a
secure home for all
the data.

Manhattan Sustainability makes it easy to capture your building's consumption of energy and utilities by systematically tracking any configured resource consumption type (such as energy, water and waste) against a meter or a sensor system.

Manhattan has simplified the loading of large volumes of data into the system. This can be done in a variety of ways – including manual imports, automated data loading via Manhattan's expansive API framework, or full integration.

And you won't have to spend time configuring the application. It self-configures. Manhattan looks at the inbound usage data and automatically sets up a meter if there's no meter to capture it – instantly providing a secure home for all the data.

2

Calculate

Calculation of GHG
Emissions

Manhattan Sustainability allows you to configure your chosen emission types – including the three direct and indirect 'scopes' specified under the Corporate GHG Protocol and the ISO 14064 standard.

The system reduces manual effort by automatically suggesting emission factors and performing detailed emission calculations in accordance with government protocols.

The system can also provide accurate waste calculations that take geographical location and meteorological data into account.

Trimble Real Estate | Manhattan

Analyze and Make More Informed Decisions

3 Benchmark
Measurement and Analysis

Manhattan Sustainability's enhanced benchmarking and analysis capability offers a wide set of options and KPI metrics. This makes it easier to evaluate and analyse the environmental performance of your portfolio and compare performance between buildings.

Manhattan also provides a much broader perspective when measuring your green impact.

You can compare consumption and emissions according to a building's property type or other influencing factors. For example, the area of a building can be used to show its carbon dioxide equivalent (CO_2e) by square footage. Occupancy levels can be used to produce CO_2e by capacity. CO_2e can also be calculated based on the location of the building (including adjustments for regional weather differences).

Manhattan can assist in conducting accurate cost-benefit analyses to help you decide whether to greenlight a project. This is where Manhattan's financial strengths are vital.

4 Act
Support for CRE Decision-Makers

After automatically calculating each building's green impact, Manhattan provides all the detailed reports and analyses crucial for decisions about minimising or reducing carbon emissions.

Manhattan's enhanced reporting functionality ensures fast and easy access to reports based on accurate, real-time data. Innovative interactive visualization tools allow you to turn important data from emission reports into impactful charts and graphs. And an advanced pivot chart reporting tool enables you to create consumption and emission charts tracking actual vs goals.

If a building is consuming and emitting more than others, you can use Manhattan to help analyse why it is less efficient and calculate the cost of taking certain actions to reduce the emissions. It can assist in conducting accurate cost-benefit analyses to help you decide whether to greenlight a project. This is where Manhattan's financial strengths are vital.
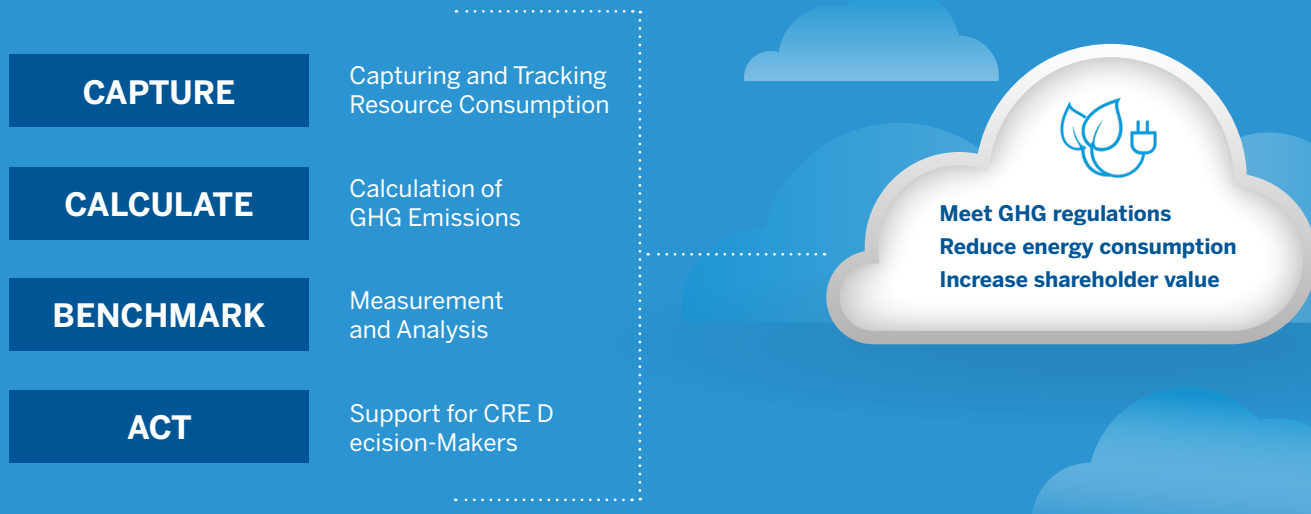
Why Choose Manhattan Sustainability

Most CRE systems aren't built to solve the massive data management problem posed by the need to acquire daily consumption figures across an entire portfolio of buildings. Manhattan Sustainability was designed from the ground up to do this, giving you confidence in your data and analytics.

Manhattan's inherent extensibility avoids the siloed approach of other systems and allows product development teams to continually add new capabilities and functionality, ensuring you get the benefit of continuous enhancements and features relevant to optimizing real estate performance.

Manhattan's systematic approach makes it less labour-intensive and less time-consuming to obtain the outputs that sustainability managers need to make key decisions giving you more time to execute on sustainable strategies and less on data analysis

Manhattan offers the functionality and automated data feeds for modelling sustainability decisions – and the means to execute those decisions.

CAPTURE	Capturing and Tracking Resource Consumption
CALCULATE	Calculation of GHG Emissions
BENCHMARK	Measurement and Analysis
ACT	Support for CRE Decision-Makers

Meet GHG regulations
Reduce energy consumption
Increase shareholder value

Manhattan Software is recognized as an industry leader by respected research and advisory firms Gartner and Verdantix.

Manhattan's parent organization, Trimble Inc., is a sustainability leader in efficient building design and transformative technology for agriculture and forestry which is highly relevant to today's climate change issues.

Why Choose Manhattan Sustainability

Independent analysts consistently name Trimble Manhattan as a leader in IWMS (Integrated Workplace Management System) solutions, designed to help organizations plan, manage and optimize their real estate and workplace portfolio.

The Value of Integration

Trimble's IWMS technology – which includes financials, leasing, space, projects and maintenance management – works together to support sustainability and energy management optimization.

All modules in the Manhattan IWMS suite can work in concert to help reduce energy consumption and GHG emissions. For example, by improving property maintenance and the utilization of workspace to ensure a building operates as efficiently as possible.

Manhattan IWMS customers can continuously track space utilization in real time and connect this to energy consumption. They can also look at the longer term and measure how much they saved after taking a particular energy-efficiency decision.

Using IWMS, sustainability practices can even be monitored during the entire building lifecycle – with the system drawing on data from every module to provide an enhanced benchmarking and analysis capability.

Manhattan IWMS customers can continuously track space utilization in real time and connect this to energy consumption.

Next Steps: Ask a Question... Book a Demo

You're not alone in needing a solution to manage sustainability.

Give your team the software they need to meet the challenges of capturing, tracking, measuring and benchmarking your green data.

- **We're integrated.** Sustainability, facility, space and lease management functionality - all built into a single system for enhanced portfolio analysis and decision-making

- **We've got validation.** Our IWMS solution is recognized a leader by independent analysts Verdantix

- **We're flexible.** Out-of-the-box API connection to meet your business needs

- **We're secure.** SOC 1 and ISO 27001 certified SaaS deployment using Amazon Web Services for secure data management

- **We're fast.** Rapid and efficient implementation for faster ROI

Request a call or book a live demo with one of our experts today.

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