



IFF Sustainable Solutions

IFF supports nonprofits' sustainability efforts by combining our knowledge of real estate development, below-market rate financing, nonprofit operating environments, and the latest advancements in green design. Our sustainable solutions for nonprofits include:

Energy Performance Program (E2P)

E2P enables nonprofits to significantly lower energy bills with energy efficiency upgrades to their facilities, saving them money on utilities every month for years to come. IFF identifies ways to save the most money, manages the upgrades, helps find incentives to help offset costs, and finances the entire project. We manage the process, our customers enjoy the savings.

Energy Efficiency Loans

We offer affordable, flexible financing to nonprofits looking to integrate “green” design and construction techniques into their facilities projects. We finance a wide range of sustainable solutions—including renovation/retrofit and new construction projects with energy-saving elements, HVAC and lighting upgrades, energy efficient windows, and more.

Real Estate Services and Technical Assistance

Our experienced team of real estate professionals, including LEED™ Accredited Professionals, help nonprofits make smart choices and informed investments when planning and developing facilities projects.

Nonprofits that benefit from IFF's sustainable solutions include those that:

- Own a building or are under a long-term lease
- Are looking for ways to lower high utility bills
- Have not upgraded lighting, heating or cooling systems in ten years or more
- Are interested in incorporating “green” elements into a new or existing facility
- Want to replace windows or insulation, but don't have the cash on hand

Contact IFF today at 866 629 0060 to discuss how our sustainable solutions might help your organization save energy and money.

iff.org/sustainable-solutions



IFF's Energy Performance Program (E2P)

Many nonprofits are thinking about the importance of “going green”, both because sustainability goals align with their missions and because energy efficient buildings mean lower utility costs every month. Yet most nonprofits are already stretching their human and financial resources as far as possible.

IFF can help.

For more than two decades, IFF's mission has been to support nonprofits by providing affordable financial and real estate solutions. We developed our Energy Performance Program (E2P) to enable nonprofits to significantly lower energy bills, saving them money on utilities every month for years to come. We manage the process, our customers enjoy the savings.

We evaluate all your energy-saving opportunities.

We provide the tools you need to make informed decisions about which energy efficiency upgrades are right for your agency—including projections that show how quickly the upgrades will pay for themselves through lower utility bills.

We eliminate your upfront costs.

We find and help you apply for energy incentives to help offset costs—and we provide affordable financing for any remaining upfront expenses. We want our customers to be able to make long-term energy efficiency investments and reserve their cash for operations and programs.

We manage the project for you.

Once you decide which upgrades to move forward with, IFF experts manage the implementation of the facility upgrades, allowing your staff to focus on serving your clients. Our real estate professionals act on your behalf to make certain all cost-reduction measures are implemented properly, ensuring maximum energy savings.

How often do you have the opportunity to simultaneously improve the health of the environment and the health of your agency's bottom line?

Contact IFF today to discuss your current energy costs and how we can help lower them.

iff.org/e2p

“Not only do we reduce energy use, we make it more affordable than ever for nonprofits to save on their utility expenses and devote more money to their missions.”

Joe Neri, IFF CEO

For further information, please contact:

Sarah Moloney

IFF Energy Performance Program Manager
One North LaSalle Street, Suite 700
Chicago, Illinois 60602
866 629 0060
smoloney@iff.org




“I know greening our building is the right thing to do, but I don’t know where to start.”

“With IFF we are able to do something for the environment and cut our costs.”

“With utility prices going up every year, I need to find a way to cut costs.”

“It’s frustrating to pay so much for utilities when program spending is tight.”



iff.org

E2P: Putting it into Practice

With the help of IFF and its partners, a children’s welfare agency in Chicago made energy efficient upgrades to its facility, saving them over \$11,000 every year in utility costs, with no upfront expenses.

Evaluated Energy-Saving Solutions

IFF’s E2P Assessment illustrated how energy was being used and presented the greatest energy-saving opportunities. The report found that the agency could save over \$11,000 annually by making a number of upgrades to their facility, particularly to their lighting fixtures and controls.

Upfront Costs Eliminated

IFF found and applied for nearly \$40,000 in grants and incentives on behalf of the agency that it could use to pay for the energy efficiency upgrades. All upfront costs not covered by grants were financed by a loan from IFF. Our loan program worked with the agency to match the loan payments to the utility savings so that their upgrades could pay for themselves.

Project Implemented

Once the agency knew what changes to make to their facility and how to pay for them, IFF’s Real Estate Services managed the upgrade process. From selecting and managing contractors, to making sure equipment was installed properly, to preventing cost overruns, IFF made sure the agency ended up with the savings and not the headache.

In the end, the child welfare agency is saving money in energy costs each month, giving them more resources to care for the children they serve.

IFF is a nonprofit lender and real estate consultant dedicated to strengthening nonprofits and the communities they serve.

We work with nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin, with a focus on those that serve low-income communities and special needs populations.

To learn more about IFF, visit iff.org.



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School Saves Energy and Money with Energy Efficiency Upgrades

LEARN Charter School Network, Chicago

From 2001 to 2011, LEARN Charter School Network grew from one charter school serving 110 students to a network of schools serving 2,000 students across Chicago's West and South Side communities. The Network, whose mission is to provide children with the academic foundation and ambition to earn a college degree, plans to expand its reach to 8,000 low-income elementary school students by 2019. Once LEARN's growth plans are complete, the Network will annually produce 600 graduates who will matriculate to Chicago's most competitive college preparatory high schools and eventually, college.

In September 2011, LEARN celebrated the grand opening of their Hunter Perkins Campus—the Network's fifth campus, located in Chicago's Auburn Gresham neighborhood.

To help finance the project, IFF provided the Network with a \$1 million energy efficiency loan. The loan allowed LEARN to make significant renovations to a vacant parochial school building that included several cost-saving "green" features. LEARN benefitted from a favorable interest rate thanks to an energy efficiency grant IFF received in 2011; the grant enables IFF to provide more nonprofits with affordable, flexible financing for a range of energy-related projects.

The facility's energy efficient HVAC and lighting systems, double-pane windows, and insulated roof are just a few of the features that help ensure that energy outputs are minimized. Furthermore, the building's system controls reduce energy use during periods of low occupancy, such as nights, weekends, and breaks.

Incorporating these energy efficient elements significantly cuts down on utility costs every year, enabling more funds to be directed towards program costs. Attending a school that is dedicated to conserving resources also creates a healthy, comfortable, and productive learning environment for the students.

LEARN expects to save between \$3,000 and \$6,000 a year on utility costs by making these energy efficiency upgrades.

To learn more about how your organization can cut utility costs and devote more money to your mission through IFF's Sustainable Solutions, visit iff.org/sustainable-solutions.



“It’s a great school, they should be proud of the education that is going on in a neighborhood that desperately needed high quality public education.

Additionally, without IFF this deal would not have gotten done. LEARN would have been drained of all operating cash...the interest rate we received has allowed more funds annually to flow into the classroom maximizing our students' outcomes.”

Bryce Bowman, Director of Operations and Real Estate
LEARN Charter School Network



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One North LaSalle Street

Suite 700

Chicago, IL 60602

911 Washington Avenue

Suite 203

St. Louis, MO 63101

215 North Water Street

Suite 225

Milwaukee, WI 53202

LEARN Hunter Perkins Energy Efficiency Upgrades

- Building automation control system to manage the HVAC equipment ensuring the comfort needs are met in an energy efficient manner, including night and weekend setbacks and other extended periods of low occupancy
- 75-ton packaged rooftop unit serving a variable air volume air distribution system with individual zone thermostat controls
- 25-ton rooftop unit was completely refurbished and put into service using the existing ductwork
- Tankless hot water heaters outfitted with recirculation pump timers to minimize after-hour pump operation, making them 34% more efficient than conventional units
- Energy efficient lighting controlled by the building automation system, allowing the lighting to be operated according to building occupancy
- Installation of an energy efficient white TPO roof membrane (50% more efficient than required by code)
- Installation of Low-e double pane energy efficient windows

Going Above and Beyond: Exceeding Building Energy Efficiency Standards

Energy codes set minimum standards and define the *least* efficient buildings that must be constructed. LEARN's goal was to exceed these standards and build a "green" facility—one that reduces energy use and costs less to operate.

LEARN's facility is more efficient than required by code in the following categories:

- Cooling: 4%
- Heating: 2.5%
- Lighting: 34%
- Domestic water heating: 34%
- Overall facility envelope: 25%

The projected reduction in annual energy usage exceeds minimum code by more than 15%.

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