

Buffalo Niagara Medical Campus, Inc.
Sustainability Plan Summary

Updated January, 2021

Introduction

Buffalo Niagara Medical Campus, Inc. (BNMC, Inc.) has developed this plan to enhance our sustainability efforts, and to better track the impact of these efforts moving forward. The plan will help ensure that our organization, through our operations, our outreach efforts, and the actions of our vendors, fulfills our principles, specifically:

- To advance and operationalize the principles of sustainability.
- To promote a clean, safe, friendly, and healthy environment.
- To engage our surrounding neighborhoods to enhance diversity, inclusion, and community revitalization.
- To create an environment that will seek cooperative collaborations and community solutions.

This plan is not intended to be implemented or overseen by any individual or any specific department. Instead, it is designed to help embed sustainable and community-oriented thinking into the entire culture of our organization. We will implement this plan through the collective efforts of all team members and through the active participation of our business and community partners. We believe that sustainability is not a goal in and of itself, but is the tool to achieve our overall mission.

This plan is specific to BNMC, Inc. and not to any Medical Campus institution or the consortium as a whole.

Goals Summary

Energy

We are committed to optimizing the use of energy and reducing the carbon footprint associated with our properties. We will continue to seek out renewable sources of energy and improve the energy efficiency of our properties whenever possible.

Goals:

- Increase the use of renewable energy sources for BNMC, Inc. managed properties so that at least 25% of total energy consumed is from renewables by 2030.
- Continuously improve the energy efficiency of BNMC, Inc. managed properties.

Recommended Initiatives:

- Explore opportunities to increase on-site renewable energy production and investigate the purchase of renewable sources provided through the grid.
- Incorporate best practices in energy efficiency in 5-10 year capital maintenance plans for BNMC properties.
- Adopt purchasing guidelines that emphasize Energy Star or EPEAT products.

- Incorporate educational awareness around energy efficiency in BNMC marketing and outreach efforts.
- Encourage tenants to adopt similar energy efficiency goals and incorporate into future tenant build-outs.
- Follow energy usage and reduction standards according to the WELL Health and Safety Rating specifically for air and water quality management in indoor spaces.

Waste

We are committed to reducing waste and pollution and helping conserve valuable natural resources. We will minimize our use of products with hazardous materials and chemicals, we will prioritize the purchasing and use of recyclable and compostable products, and we will expand our waste reduction and diversion efforts.

Goals:

- Reduce the amount of non-construction solid waste generated at our properties through the enhancement of our waste reduction and diversion efforts.

Recommended Initiatives:

- Expand our composting program and streamline the disposal process to increase composting and recycling.
- Evaluate and adopt internal purchasing guidelines that emphasize waste reduction and diversion through the entire life-cycle of the product.
- Adhere to low-impact dining and event guidelines for our properties.

Water

We are committed to helping protect and enhance our region's waterways.

Goals:

- Minimize our impact on CSO #17
- Reduce the use of potable and non-potable water at our properties.

Recommended Initiatives:

- Implement green and grey infrastructure improvements at our properties and continue to maintain the 589 Ellicott Street bioretention facility.
- Expand the tree canopy at BNMC properties.
- Minimize the use of hazardous materials when landscaping and removing snow.

- Evaluate and comply with code compliant water efficiency standards for water fixtures in our properties.
- Follow water quality management standards according to the WELL Health and Safety Rating.

Landscape & Maintenance

We are committed to managing our exterior properties in more sustainable ways, including reducing waste, pollution, and other environmental toxins that impact health and wellbeing.

Goals:

- Minimize the adverse environmental and health impacts of our landscape and maintenance practices.
- Emphasize biodiversity and native ecology in our landscaping decisions.
- Minimize the adverse impacts of litter and air pollutants on the environment and well-being of the campus.

Recommended Initiatives:

- Develop a sustainable landscape management plan for our properties that includes an integrated pest management plan that minimizes the use of harmful chemicals, that includes organic soil management strategies, and preferred planting guidelines.
- Implement litter reduction programs and targeted tobacco-cessation programs to mitigate pollution and exposure to toxicants.

Transportation

We are committed to providing our employees and our tenants with quality choices to help reduce traffic congestion, GHG emissions, provide better access to job opportunities, foster smart growth, and help improve tenant and employee health and wellbeing.

Goals:

- Increase the use of alternative transportation modes so that at minimum 25% of our employees and tenants are choosing a primary commuting option other than driving alone by 2030.

Recommended Initiatives:

- Eliminate parking subsidies or establish a “parking cash-out” program for BNMC employees.
- Help expand access to subsidized transit passes through the NFTA Corporate Pass Program, and continue to work with the NFTA to increase the convenience of using public transit.
- Expand access to convenient bicycle parking and bikeshare programs.

- Provide safety net programs such as a Guaranteed Ride Home Program to employees who choose alternative transportation options.
- Advise and encourage tenants to adopt policies and programs that encourage the use of alternative transportation options.

Sustainable Procurement

We are committed to procuring goods and services that are environmentally friendly and protect the health and wellness of our employees, tenants, visitors, and partners. We will leverage our procurement demands to support the local economy and promote social inclusion.

Goals:

- Evaluate and prioritize the purchasing and procurement of goods and services that are environmentally friendly, healthy, and involve ethical labor practices.
- Leverage our procurement demands to increase the percentage of all purchased goods and services that are provided by or manufactured by local and or M/WBE organizations.

Recommended Initiatives:

- Adhere to the BNMC Sustainability Plan and develop internal guidelines that show preference to the mentioned vendor groups; preference for sustainable products; and an environmental sustainability criteria list for commonly purchased products.
- Ensure that our sustainable procurement policy is included in all applicable vendor contracts.
- Include specifications in bidding and RFP's that make it clear consideration will be given to vendors who can help us meet our sustainability goals.

Employment and Employee Wellbeing

We are committed to fair and transparent outreach, recruitment and hiring practices for BNMC, Inc. job opportunities. We are committed to the personal and professional development of our employees to help ensure their health, wellbeing, and career mobility.

Goals:

- Follow a transparent and consistent hiring process that also helps result in a diverse pool of applicants.
- Support the health and wellbeing of our employees through fair compensation, access to competitive benefits, access to personal and professional development programs, and access to health & mindfulness programs.

Recommended Initiatives:

- Adhere to our hiring process guidelines that include strategies to encourage a diverse pool of applicants and a fair hiring process.
- Increase opportunities for management training and employee personal development support.
- Increase access to professional development support such as educational and networking programs.
- Provide access to health & mindfulness programs such as yoga, meditation, fitness facilities, competitive PTO policies, tobacco cessation, and active transportation options.

Community Engagement

We are committed engaging our surrounding neighborhoods and providing a helping hand to improve quality of life.

Goals:

- Create opportunities to connect with surrounding neighborhoods and businesses through signature outreach initiatives and volunteering efforts.
- Support surrounding neighborhoods and organizations that are aligned with our mission and culture through sponsorships and programming.

Recommended Initiatives:

- Continue to host meetings with neighborhood representatives to discuss issues and opportunities.
- Encourage and support volunteering efforts by our team, including annual coordinated team-wide volunteering programs.
- Streamline our efforts related to sponsorships of neighborhood programs to make it easier for groups to request support.

Tracking Success

Our ability to demonstrate success with our goals will be both quantitative and qualitative. When appropriate, we will develop baseline tracking systems across our priority areas. We will also formally adopt policies recommended above when appropriate. Most importantly, this document provides guidance to decision makers on our team across leadership and across departments. We all play a role in these priority areas, and it is our responsibility to continuously hold each other accountable in our sustainability pursuits.