



GLOBAL GREEN
Property Services
Property Management & Consulting

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Turning Every Investment Green

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Global Green Property Services proudly serving the Greek community, Schools, and Universities, Nationwide.

How Gas Prices Are Affecting the Construction Industry. Gas prices have significantly increased over the past few weeks. Recent international issues have skyrocketed gas prices and according to major economists are expected to continue rising over the next several months. The construction industry has been hit hard by these record-breaking prices for the month of February 2011. Higher gas prices mean higher construction costs. This is affecting both building and operational costs within the trades.

Higher gas prices in the construction industry means increasing costs for renovations and repairs.

We must look to innovative solutions including building green to cut down on some of these rising costs. Higher gas prices signify problems when trying to figure out an estimate for a future project. Most contractors are now allowing built in escalation clauses of 2% to 15% for cost of material increases. Diesel cost is the most highly influential item in the construction industry that affects all supplies, material and labor costs. Diesel, oil and gas costs compose nearly 3 percent of your hard construction cost.

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In Like A Lion, Out Like A Lamb -by- Lorie Hill

March roars in like a lion So fierce, The wind so cold, It seems to pierce.

The month rolls on and Spring draws near, and March goes out like a lamb so dear.



Key Issues Affected by High Gas Prices:

Roofing materials are composed of petroleum-based products. An increase of 5% per quarter is expected to impact pricing. Discuss the possibilities of a green roof. Although it will increase your initial costs, during its life-cycle cost it will provide larger benefits to the building owner. Lock in pricing now with a reputable roofing vendor.

Uncertainty estimating projects- Higher gas prices will increase material acquisition and material delivery cost will be higher. Negotiate large annual contracts for material and supplies, analyze and coordinate the timing of delivery of materials. Reduce the number of times that you order and receive deliveries. Make large material deliveries under a single trip.

Establish a Contingency Reserve - Include under your contract contingency reserve amounts to cover unexpected high material prices, including the possibility to incorporate escalation clauses under your contract.

Turn Green - Discuss the possibility of incorporating green products in your renovations. Green does not necessarily mean more expensive. Incorporate green initiatives, use reclaimed wood, and search for deconstruction material that can substitute for construction material. Have your contractor sell or re-use building materials that are being removed from your site. Copper piping and other materials can add up when recycled. Ask your contractor for a credit on this towards your job.

The greatest impact on materials will be seen in these areas:

- Plastic Materials
- PVC Piping
- Steel Production
- Lumber Costs
- Asphalt Products



Recycling Saves Energy in Production of New Products

It almost always takes less energy to make a product from recycled materials than it does to make it from new materials. Using recycled aluminum scrap to make new aluminum cans, for example, uses 95% less energy than making aluminum cans from bauxite ore, the raw material used to make aluminum. In the case of paper, recycling saves trees and water. Making a ton of paper from recycled paper saves up to 17 trees and uses 50% less water.





Products We Love!

“Spring Clean and Go Green”

We are quickly approaching the time of year when individuals, families, businesses and organizations decide to Spring Clean. There is something about cleaning, purging, and organizing that motivate us to get ready for spring!

What most people don't realize is because of household toxicity people who working that environment have 54% higher rate of dyeing from Cancer.

In one decade there was an increase in asthma by 42%, the cause is believed to be exposure of household chemicals.

Where do we find these household toxic chemicals? In the cleaning products we are so use to buying. This spring as you decide to start your cleaning, make a commitment to get rid of all the toxic cleaning products and make a permanent change to green, all natural, plant based products.

We are excited to announce we have partnered with a company that distributes all natural, eco-friendly, plant based, household cleaning and personal care products. These products are non-toxic, biodegradable, septic system safe, non-petroleum based cleaners that contains no dyes. Not tested on animals and contains no animal ingredients.

How to change your work or home from a toxic tank to a safe environment:

- ☀️ Dispose of all your current toxic cleaning products safely by pouring them
- ☀️ down the drain along with hot water.
- ☀️ Recycle the containers in your recycling bins.

Transfer your buying from your current vendor by going to www.ardysslife.com/sowwow-Select Products, and then household or personal care- for a one time purchase. If you would like a 20% discount on products, a monthly reoccurring order can be placed, by contacting our personal account executive at 267-973-3394. Products will be shipped directly to your doorstep every month. Make sure you save the containers, and reorder the refills!



The first 20 people that call Carrie our Account Executive at 267-973-3394 and order products will receive a 40% discount if they mention, Global Green Property Management.



Products Include: [Laundry Detergent - Lavender Scent](#), [Fabric Softener - Original](#), [Fabric Softener - Lavender Scent](#), [Dryer Sheets - Lavender Scent](#), [Dish Soap - Eucalyptus Lemon Scent](#), [All Purpose Cleaner - Lemongrass Scent](#), Glass Cleaner and more!





PO Box 415
Ardmore, PA 19003

610.642.3266 phone
888.441.GGPS (4477)

contactus@globalgreenps.com
www.globalgreenps.com

Turning every investment green

What sets your Chapter House apart from the rest? Your house must provide space and accommodate so many members and activities from day-to-day schedules to special events and everything in between. How does your Chapter house appeal to new generations of students? Whether your house is a historical landmark or a new building, all chapter houses face similar obstacles.

Global Green Property Services has successfully completed many Chapter house renovations and understands the unique needs of the Greek Housing System. Our services can improve the quality of your chapter house, strengthen the effectiveness of your onsite staff, and reduce the overall operational costs of your chapters.

GGPS will assist in your fund raising efforts with unique online tools to keep your Alumni and Advisors on board for each step of your renovation projects. Our Private Client Pages are designated to highlight your project and keep your members informed on the progress of your project. GGPS oversees the construction and budget to keep costs to a minimum while completing your project on time. We take the weight off of your membership allowing them to focus on their full time careers, education and daily lives.

Services Include:

Property Management:

Comprehensive management services including facility maintenance and operation.

Construction Management:

GGPS is a full service construction consulting firm, focused on the proactive management of the entire construction process, serving owners, design professionals, contractors and subcontractors.

Development Services :

Site specific development of project programming, design and operations.

Acquisition Services:

Comprehensive start to finish services including physical and financial due diligence, legal due diligence coordination and debt financing coordination.

Consulting Services :

GGPS offers a full range of consulting services that creates value for owners through an extensive knowledge of market trends and management of student housing communities.

Consulting Services include:

- Budget Review
- Reserve Study
- Long Term Capital Planning

- Short Term Capital Planning
- Market Analysis
- Due Diligence
- Management & Operations
- Design Consulting
- Property Evaluations
- Cost Management
- Project Estimating
- Scheduling
- Construction Contract Analysis
- Project Financial Analysis
- Construction Loans
- House Director Training



STAYING SAFE THROUGH THE STORM

Did you know that March through May are peak Tornado Months?

Prepare your Chapter House to survive the storm. Understand the danger involved and take it seriously. The safest place to be when a tornado hits is inside.

Identify a safe spot in your house where you can take cover if you need to.

Basements are a good choice because they are below ground. Other options include closets, bathrooms or hallways on the first floor, as long as they are away from windows.

Find out what kind of tornado warning signals are used in your community and what they mean.

Practice a tornado drill with your Chapter so you can see how you will respond if a tornado warning is issued.

Secure outdoor furniture and other outdoor items inside.

Prepare a tornado supply bag that contains flashlights, a portable radio, spare batteries, cell phone, first aid kit, work gloves, bottled water canned and nonperishable food, can openers, candles, matches, a change of clothes, such as jeans, sweatshirt, tennis shoes and get waterproof zip lock bags or totes for safekeeping. Collect blankets and pillows, and place them next to your supply bag.

Stay safe and make sure to listen to the radio before leaving your shelter.



GREEN GLOSSARY

Know Your Green Lingo

Home energy rating system (HERS) A way to measure the home's energy efficiency. The evaluation rating is on a scale from 0 to 100, and the score is called the HERS. A "0" means the home uses an infinite amount of energy (not a good thing) and 100 means it uses almost no energy (a great thing), and the average home built to code minimum usually has a rating of 80.

Chain-of-custody

The path taken by raw materials, processed materials and products, from the forest to the consumer, including all successive stages of processing, transformation and distribution.

Energy Audits

Is your home leaking money each month? Seemingly minor issues such as air leaks, outdated appliances and inadequate insulation could be costing you. Contact GGPS for an energy audit to assess your needs in order to renovate smart.

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Know Someone that would make a great House Director or House Manager? Send Resumes to contactus@globalgreenps.com.

Inside the next issue...

- Green Travel Supplies
- Fundraising for your next Capital Improvement.
- How to cut down your energy bills through Deregulation.



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