



Award Winning Energy Management Programs

2008 ENERGY STAR Partner of Year Award Winners

April 16, 2008

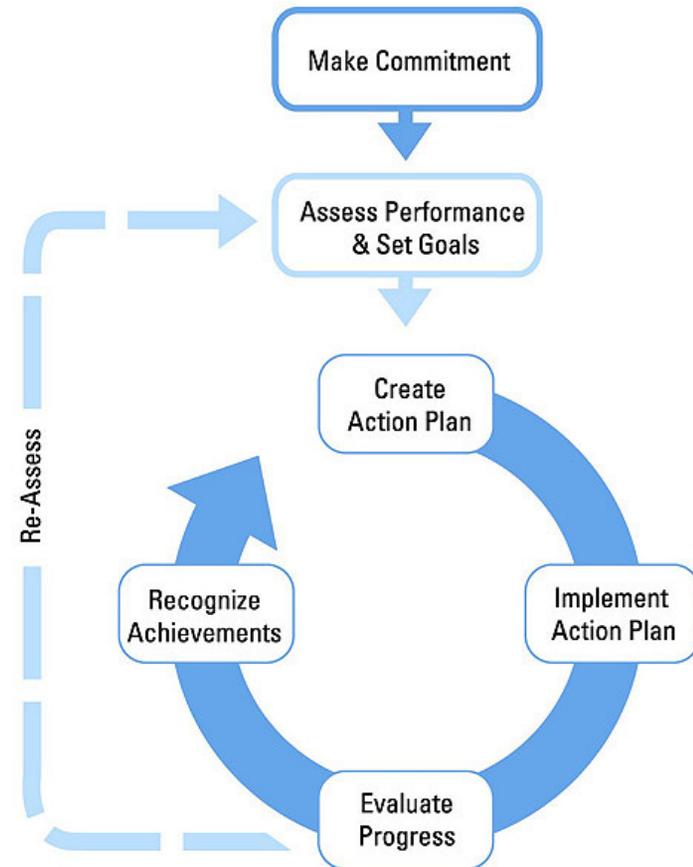
Call-in Number: 1-866-299-3188

Conference Code: 202 343 9965

About The Web Conferences



- **Monthly**
- **Topics are structured on a strategic approach to energy management**
- **Opportunity to share ideas with others**
- **Slides are a starting point for discussion**
- **Open & Interactive**



Web Conference Tips



- Mute – To improve sound quality, all phones but the presenters will be muted.
- Use # 6 to un-mute and * 6 – to mute
- Presentation slides will be sent by email to all participants following the web conference.

Today's Web Conference



- Background
- Dave Pogue – CB Richard Ellis
- Mike Whaley - Allergan
- Announcements



Recognizing Performance



- Facility Level – ENERGY STAR Label
- Portfolio-Wide Improvement – ENERGY STAR Leader
- Organizational Management & Leadership – ES Partner Award



ENERGY STAR Awards



- Across all partnership categories
- Large and small organizations
- Public Institutions and corporations

Awards

- Energy Management
- Service & Product Providers
- Energy Efficiency Program Delivery

Award Categories

- Partner of the Year
- Corporate Commitment
- Sustained Excellence



Energy Management Award



Recognizes:

- Significant energy improvements in 2007
- Demonstration of continuous energy improvement
- Strong organization commitment to energy management and efficiency
- Well designed and managed energy programs that are integrated across the organization
- Active participation and leadership within the ENERGY STAR Partnership



2008 Award Winners



Sustained Excellence – Energy Management:

- 3M
- California Portland Cement Co.
- Food Lion
- Ford Motor Company
- Giant Eagle
- Marriott International Inc.
- Merck & Co. Inc.
- New York-Presbyterian Hospital
- Pepsico
- Raytheon Company
- Toyota MMNA
- Transwestern Commercial Services
- USAA Real Estate Company

Partner of Year – Energy Management:

- Allergan, Inc.
- ArcelorMittal USA
- BOMA
- CB Richard Ellis, Inc.
- Council Rock School District
- Gresham Barlow School District
- JC Penney Company Inc.
- Providence Health & Services
- Simon Property Group
- The Dow Chemical Company
- TIAA-CREF



www.energystar.gov/awards



Our Most Ambitious Assignment The CB Richard Ellis Environmental Initiative

David L. Pogue, National Director of Sustainability
Institutional and Corporate Services

OUR COMMITMENT

CBRE's Corporate Commitment

- “By aggregating and sharing our expertise in green building policies, processes and procedures, we can make a tangible impact on improving energy efficiency, reducing greenhouse gas emissions and slowing climate change.”
- “We can work with our clients to make their facilities greener, save them money and contribute to the growing battle against climate change.”
- “In addition, as a global company with more than 24,000 employees and hundreds of offices worldwide, we also have an opportunity to make a difference by conducting our day-to-day business in ways that are environmentally sustainable.”
- “I believe that this effort is not only the right thing to do as stewards of our global resources, but will yield dividends for our clients, employees and shareholders.”



Brett White
CEO, CB Richard Ellis

The Power of Big Numbers

- “CBRE is committed to a comprehensive energy management program as part of an overall green platform. We recognize that as the world's largest property management organization, we have a responsibility to our clients, our tenants and our communities to take an active lead in this effort.”
- “It is our plan to require that all managed office buildings register for the ENERGY STAR Program, benchmark their current energy profile and develop a specific energy management plan.
- We are also committed to a broad based, multifaceted program of environmentally sensitive building management operations, with the aim of minimizing the ecological impact of these properties.”



Tony Long
President, Asset Services

What Is a “Green” Building?

During the Year....

EPA



140 MSF registered and benchmarked and awarded ENERGY STAR “Partner of the Year”

BOMA



Purchased/co-sponsored BEEP training, projecting 1,000 trained by 2009

INTRODUCED:

Green Knights
Aircycle Program



DEVELOPED:

Sensible Sustainability
101 Tips

CBRE
SENSIBLE
Sustainability



2008

Starting the Year....

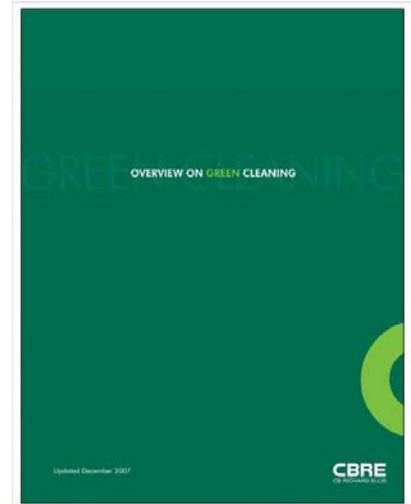
INTRODUCED:

Standards of Sustainability
for all managed office properties

Green Cleaning Program
featuring green scope of services

EPA WasteWise Program
including Harmon Industries
recycling program

Planet Building Concept
as a holistic approach to sustainable
commercial building management



Our Commitment

CBRE
SENSIBLE
Sustainability



Our Commitment



2008 *Standards of* **SUSTAINABILITY**

OUR COMMITMENT is that all office buildings will:

1. Register and benchmark to EPA ENERGY STAR®, pursuing certification for all eligible buildings
2. Complete “No Cost-Low Cost” best practices audit, implementing all initiatives applicable to the property
3. Complete CBRE/BOMA BEEP training
4. Adopt and adhere to approved CBRE Green Cleaning protocols, including products and processes
5. Install occupancy sensors in every “infrequent” occupancy area in all common areas, including electrical/telephone closets, restrooms, building employee break rooms and all mechanical rooms
6. Conduct and report a waste audit
7. Develop and implement the approved CBRE recycling program
8. Install water restrictive devices in restrooms
9. Replace all non-dimming incandescent lamps in common areas with CFLs
10. Prepare a Sustainability Plan, including any capital expense requests, and discuss with client during 2009 budget preparations
11. Communicate Sustainability message monthly to tenants through CBRE standard newsletters, lobby placards, portal postings, etc. using CBRE prepared and distributed materials
12. Include an update on Sustainability in each monthly report to ownership





THE DOOR IS OPEN
for Sensible Sustainability

Allergan Energy Management Program
US EPA ENERGY STAR Meeting
April 16, 2008



Allergan

- Technology driven, global multi-specialty health care company pursuing therapeutic advances to help patients live life to their fullest potential.
- Specialized in eye care, neurosciences, medical dermatology and urologics
- Sales in more than 100 countries
- Manufacturing and R&D in 7 countries
- Joint ventures in several additional countries

Allergan & Energy Star

- Joined Green Lights Program in 1994
- Joined Climate Wise in 1996
- Became engaged in Energy Star in 1998
- Began participation in Energy Star Pharma in 2000-2001

Energy Star Energy Management Matrix

- Benchmarked Allergan against matrix
- Facility Managers benchmarked also
- Developed gaps in Energy Management System
- Over three years continued to address gaps and close them

Energy Management Matrix Gaps

- Gaps included
 - Signed Policy
 - Formally established team
 - Implemented metering & submetering
 - Quantifiable goals
 - Communications plan – internal/external
 - Internal progress reviews
 - Recognition

Allergan's Energy Management Approach

- Assessing Performance and Opportunities
- Commitment to Continuous Improvement
- Setting Goals
- Creating Action Plans
- Implementing Action Plans
- Evaluating Progress
- Recognizing Achievement

Assessing Performance and Opportunities

- Used Energy Star Energy Management Assessment Matrix
- Assembled Energy Management Team and senior staff for input
- Ranked Allergan against matrix
- Set actions to improve Allergan overall score
- Created a long range plan to put Allergan well into the top energy management performers

Commitment to Continuous Improvement

- Create and sign formal Energy Management Policy (2004)
- Revise Energy Management Plan to reference Energy Policy
- Assign Accountability
- Measure Accountability
- Reward or Not Via Objective Achievement

Commitment to Continuous Improvement

- Update and Enhance Awareness Campaigns
- Improve Training and Certification Programs
- Update Goals Related to Tracking Process
- Update Goals Related to Performance

Allergan Energy Policy

Policy Statement

- Allergan will strive to ensure the effective use of energy to produce and deliver products and services to its customers by implementing the strategies listed below.

Strategies

- Improve energy efficiency continuously by establishing and implementing effective energy management programs worldwide that support manufacturing capabilities and customer satisfaction while providing a safe and comfortable work environment.
- Emphasize energy efficiency as a factor in product development and in process and facility design.
- Secure adequate and reliable energy supplies at the most advantageous rates and implement contingency plans to protect operations from energy supply interruptions.
- Encourage continuous energy conservation by employees in their work and personal activities.
- Support further development of internal and external energy efficient technologies.
- Cooperate with governmental agencies and utility companies on energy reliability and supply issues.
- Support national energy efficiency policies.

Accountability

- Designated facility managers will be held accountable for maintaining/implementing the strategies as part of their objectives.

Teams

- Enlisted Champion – Corporate EVP Global Technical Operations
- Developed Team
 - Director, EHS
 - Director, Engineering
 - Facility Managers and Engineers
- Indirect Support
 - CEO, CFO, Plant Managers
 - Employees

Setting Goals and Creating Action Plans

- Developed Knowns and Unknowns
- Developed Methods to Complete Knowledge Gaps
- Gathered Data
- Developed List of Projects
- Participated in Capital Planning Committee
- Developed Quotes and Capital Expenditure Requests

Implementing Action Plans

- Establish Project Schedules with Milestones
- Lighting Projects
- Chilled Water System Projects
- Hot Water/Steam System Projects
- Compressed Air System Projects
- Maintain Systems
- Influence New Designs
- Influence Rate Determinations and Legislation

Implementing Action Plans

Retrocommissioning study completed and actions identified are being implemented	7/30/2007	297,835	\$42,462	
Boiler blowdown heat exchanger planned for heat recovery and preheat of boiler feedwater	12/31/2007			Study completed to determine if hot water blowdown reuse was feasible. Study determined that it was.
Complete steam trap repairs	12/31/2007	726 lb/hr Steam (~ 7,574 MMBTU/year)	\$81,114	22% of 151 steam traps failed open; repairs underway. [(726 lb/hr steam)(1191 BTU/lb of steam at 125 psi)(24 hours/day)(365 days/year)] 1,000,000 BTU/MMBTU = 7,574 MMBTU/year lost.
Upgrade Central Utility Plant chilled water and condenser water plumbing	7/1/2007	2,628,000	\$281,196	Piping retrofit completed; system testing completed; cost savings in 2007 will be half the annual estimate
Fluorescent lighting upgrade being studied	12/31/2007	247,000	\$29,640	New fluorescent tubes consume 24 watts vs. the current 32 watt/tube consumption; No ballast change outs required; SCE rebate possible

Implementing Action Plans

Install timers on three chillers and curtail use during non-production periods	7/27/2007	245,504	\$19,640	
Curtail carousel room ventilation and humidity control during non-production periods.	8/12/2007	234,000	\$18,720	
Curtail thermal oxidizer use during non-production periods	10/31/2007	247,058	\$19,765	843 MMBTU/hour of gas consumption is the estimated savings
Install timers on the three boilers and reduce set points from 86 C to 50 C during non-production periods	7/7/2007	270,337	\$21,627	922 MMBTU/hour of gas consumption is the estimated savings

Evaluating Progress

- Implement and Track Monitoring
 - Building Sub-metering
 - Periodic local system monitoring
 - BMS Implemented or Enhanced
- Trending
- Quarterly Performance Reports to Executive Committee
- Web Performance Posting - Semiannual
- Annual MBO Individual Performance Evaluation

Evaluating Progress

Total Number of Pharmaceutical Manufacturing Facilities	9	8
Total Number of Pharmaceutical R&D Facilities	1	2
Total Number of Facilities Benchmarked	8	5
Total Benchmarked Floor Area (Sq. Ft.)	2,468,997	2,258,997
Total Benchmarked kBTU Use	979,593,000	941,370,000
Benchmarked Energy Intensity (kBTU/ Sq. Ft.)	397	416



Evaluating Progress

Microsoft Internet Explorer window showing the Allergan website page: http://www.allergan.com/responsibility/environmental_health_and_safety/performance.htm

ALLERGAN
Our pursuit. Life's potential.™

GLOBAL LOCATIONS CONTACT US SEARCH

ABOUT US WHAT WE TREAT PRODUCTS R&D NEWSROOM INVESTORS RESPONSIBILITY CAREERS

IN THIS SECTION:

- Overview
- Allergan Foundation
- Patient Resources
- Physician Resources
- Professional Affiliations
- Unrestricted Educational Grants
- Compliance
- Environmental Health and Safety**
 - Awards and Recognition
 - Goals
 - Policies
 - Product Safety Data Sheets
 - Programs
 - Success Stories
 - Sustainability Performance Reports
- Animal Testing

Environmental Health and Safety Sustainability Performance Reports

Allergan has been tracking Environmental Health and Safety (EHS) performance for several years and made significant progress toward improving our performance. Below is a summary of five key environmental health and safety performance indicators. Details on additional indicators are included in our EHS Performance Summary Table.

Safety Performance

Allergan's injury and illness frequency rate has dropped steadily since 1991. The projected 2007 injury and illness frequency rate is expected to be 0.85 normalized to 200,000 hours worked. Allergan's goal during the period is to reduce and maintain the incident rate to less than 1.00. In order to maintain this extremely low frequency rate, Allergan expanded programs in 2005 and 2006 to include behavior-based safety (Safe Start Program), safety events, detailed risk assessments, improved training, and metrics. These programs have helped Allergan maintain the high level of performance in the safety area.

Recordable Injury/Illness Incident Rate
(Incidents per 200,000 hours worked)

Year	Incident Rate
'04	1.00
'05	0.85
'06	0.85
'07 (Proj)	0.85

Lost Workday Case Rate
(Incidents per 200,000 hours worked)

Year	Case Rate
'04	0.75
'05	0.50
'06	0.50
'07 (Proj)	0.50

RELATED PDF FILES

- Performance Summary Table (PDF) →
- Sustainability Performance Report (PDF) →
- Global Reporting Initiative (GRI) in Accordance Summary (PDF) →

FACILITY DATA

- Arklow, Ireland (PDF) →
- Fremont, CA (PDF) →
- Guarulhos, Brazil (PDF) →
- Heredia, Costa Rica (PDF)
- Irvine, CA (PDF) →
- Santa Barbara, CA (PDF) →
- Waco, TX (PDF) →
- Westport, Ireland (PDF) →

Hazardous Waste

The hazardous waste reduction performance for projected 2007 versus 2006 is 11 percent against a reduction goal of 5 percent. This reduction will be accomplished even with the newly acquired Allergan Medical facilities. The primary reason for the reduction in hazardous waste has been reformulation of products containing hazardous materials, such as thimerosal, as well as the concerted effort not to design new products or processes with hazardous waste-forming materials in the formulation.

Hazardous Waste Disposed
(Pounds)

Year	Waste Disposed (Pounds)
'04	600,000
'05	500,000
'06	400,000
'07 (Proj)	300,000

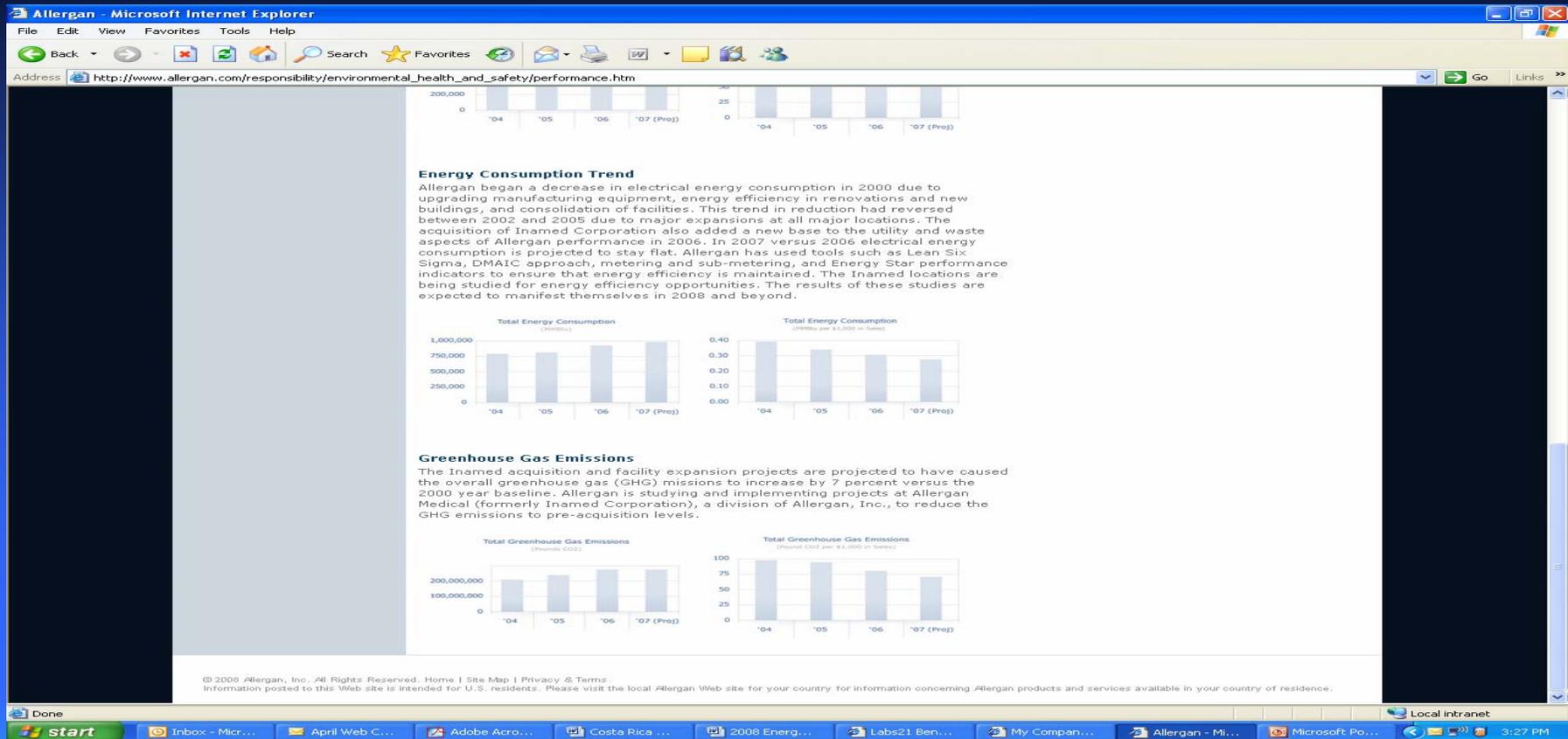
Hazardous Waste Disposed
(Pounds per \$1,000 in Sales)

Year	Waste Disposed (Pounds per \$1,000 in Sales)
'04	0.30
'05	0.25
'06	0.25
'07 (Proj)	0.25

Local intranet

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Evaluating Progress



Energy Star Participation and Awareness

- Included Energy Star logos on
 - Company documents
 - Postings – Email, Internet, Intranet, and Bulletin Boards
 - EHS Sustainability Reports
- Participated in the Pharma focus group
- Contributing to develop a Pharma EPI
- Participated in non-Pharma meetings – Cement focus group
- Applied for Energy Star Building Certification and received recognition plaques for office towers
- Shared programs with other Energy Star partners

Recognizing Achievement

- Internally
 - Recognize individuals and teams
 - Reward financially
 - Publicize internally
- Externally
 - Apply for Awards
 - Received Flex Your Power, Energy Star, Irish ESB, Brazilian power authorities
 - Promote with customers, suppliers, third-party manufacturers

Recognizing Achievement

Westport EHS Achievement Award 11-2007.doc - Microsoft Word

File Edit View Insert Format Tools Table Window Help

Final Showing Markup Show Tools Reply with Changes...

Times 14

ALLERGAN AWARDS FOR EXCELLENCE
****Award Nomination & Approval****

Nominee Name:	<u>Allergan Westport EHS Team</u>	Department:	All Departments at Westport
Job Title:		Business Unit:	GTOPS
Salary Grade:		Location:	Westport, Ireland
Recommended by:	Michael Whaley	Cost Center to Charge:	1401204045
Recommender's Title:	Director, EHS	Date Submitted:	11-29-2007

Recognition Event: Describe result to be recognized, according to criteria in AAFE program. Describe importance or impact of result, and projected savings/incremental revenue resulting from achievement. Attach supplemental information as appropriate.

Application is submitted to recognize the exemplary EHS performance of Allergan Westport. The Teams have accomplished implementing several new programs related to both environment and health and safety. The site has established the most robust risk assessment and job hazard analysis process in the company. Several facilities are taking these processes and implementing them at their facilities. The links between Lean Six Sigma and utility consumption reduction have tremendous rewards both in consumption reductions and avoided cost (3% reduction in electrical consumption, a 5% reduction in gas consumption, and an avoided additional cost of ~\$200,000 in 2007). The product/process introductions over the past year have been extremely difficult to manage for internal and external EHS regulatory reasons but the site has been successful at ensuring that these projects are implemented in the best EHS manner possible and on time. The incident rate and processes instituted to keep this rate down are ones that are admired and emulated throughout all Allergan locations. Recognition by National Irish Safety Organization is just one example of the external recognition that Allergan Westport received this year for its exemplary health and safety programs and performance. Finally, the waste minimization have been extraordinary during the past few years but this year in particular had extremely good performance (> 80% of all waste is now recycled at Westport; this has resulted in revenue from recycling of \$510,000 in 2007).

Recommendation

A check for \$2,000 will be donated to a local group or organization to promote community outreach and recycling and natural resource conservation

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Recognizing Achievement

Guarulhos Energy Conservation 4Q01 EAA.doc - Microsoft Word

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Times 14

ALLERGAN ENVIRONMENTAL ACHIEVEMENT AWARD
Award Nomination & Approval

Nominee Name: Energy Management Team	Department: Facilities
Job Title: Facilities Engineers	Business Unit: Allergan Brazil
Salary Grade:	Location: Guarulhos, Brazil
Recommended by: Michael Whaley	Cost Center to Charge: 1401204045
Recommender's Title: Director, EHS	Date Submitted: 11/20/01

**If team award, please specify Team Name and list information for each team member on separate sheet.*

Recognition Event: Describe result to be recognized, according to criteria in AAE program. Describe importance or impact of result, and projected savings/incremental revenue resulting from achievement. Attached supplemental information as appropriate.

The Allergan Brazil Energy Management Team has successfully implemented an energy conservation program that has reduced the energy consumption at the facility by 25%. This was done by implementing a number of projects including curtailing off hours and weekend lighting, manifoldng the compressed air system and eliminating the use of two compressors, raising the chilled water set points, reducing lighting levels, and making steam/hot water on demand. The team has also informed the facility personnel concerning energy conservation and what they can do to help reduce the energy consumption.

Recommendation: WWOPS EHS will donate \$2,000 to an environmental organization of the recipient's choosing. WWOPS EHS will approve the organization selected prior to donation.

APPROVALS (Recommender to obtain signatures as required).

Department Manager: Vincenzo Patavino _____

Director EHS: Michael Whaley _____

Vice President WWOPS: Ray Diradoorian _____

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Recognizing Achievement

- 2008 Energy Star Partner of the Year – Energy Management
- 2008 Energy Star Allergan Administrative Towers Certified (Rating 95 and 96)
- 2006 Southern California Edison Energy Efficiency Award
- 2005 California Flex Your Power Award for Energy Efficiency
- 2002 State of California Flex Your Power Award



Recognizing Achievement

The screenshot shows a Microsoft Internet Explorer browser window displaying the Allergan website. The address bar shows the URL: http://www.allergan.com/responsibility/environmental_health_and_safety/success.htm. The website header includes the Allergan logo and tagline "Our pursuit. Life's potential.™", along with navigation links for GLOBAL LOCATIONS, CONTACT US, and a search bar. A main navigation menu includes ABOUT US, WHAT WE TREAT, PRODUCTS, R&D, NEWSROOM, INVESTORS, RESPONSIBILITY, and CAREERS. The "RESPONSIBILITY" menu item is highlighted.

IN THIS SECTION:

- Overview
- Allergan Foundation
- Patient Resources
- Physician Resources
- Professional Affiliations
- Unrestricted Educational Grants
- Compliance
- Environmental Health and Safety**
 - Awards and Recognition
 - Goals
 - Policies
 - Product Safety Data Sheets
 - Programs
 - Success Stories
 - Sustainability Performance Reports
- Animal Testing

Environmental Health and Safety Success Stories

Allergan is interested in sharing its knowledge and constantly benchmarking performance on our Environmental Health and Safety (EHS) initiatives.

Please access the following documents for more information about Allergan EHS initiatives and success stories.

- Allergan's Approach to Global Warming (PDF) →
- Allergan's Approach to Waste Minimization (PDF) →
- Allergan Best Available Technology Article (PDF) →
- Allergan Design for Environment Waste Wise Article (PDF) →
- Allergan EHS Cost of Being Average (PDF) →
- 30 kW Solar System Installed in Irvine (PDF) →

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Information posted to this Web site is intended for U.S. residents. Please visit the local Allergan Web site for your country for information concerning Allergan products and services available in your country of residence.

The Windows taskbar at the bottom shows the Start button, several open applications (Microsoft Office Word, Adobe Acrobat, Costa Rica Per..., 2008 Energy S..., Labs21 Bench..., My Company..., Allergan - Micr..., Microsoft Pow...), and the system tray with the time 3:31 PM.

Success Factors

- Participate in Energy Star Meetings & Programs
- Use Energy Star tools
- Part of the Capital Committee
- Know Financial Thresholds/Challenge
- Develop Project List and Benefits/Costs
- Ensure Projects and Results are Reported Upward
- Do Easy Projects First and Gain Some Credibility
- Do Post Mortems on Projects
- Integrate & Ensure Accountability



Questions & Discussion

Announcements



- April 30 @ 1 PM – Laboratory Benchmarking & Rating
(Register on energystar.webex.com/meeting – password: Labs21)
- May 1 @ 1 PM – Supply Chain WG – Raytheon Presentation (M)
(Register on energystar.webex.com/meeting – password: energy1)
- May 6 @ 1 PM – ENERGY STAR and LEED Rating Systems (T)
(Register on energystar.webex.com/training calendar)
- May 15 @ 1 PM – Supply Chain WG – PepsiCo Presentation (M)
(Register on energystar.webex.com/meeting calendar – password energy1)

2008 Web Conferences



Month	Topic
January	ES Update
February	Green Power Strategies
March	Engaging Employees in Energy Efficiency
April	Leading Energy Programs – ES Partners of the Year
May	Energy Efficiency and Green Buildings
June	Our Top 3 Energy Projects
July	Motivating and driving facility performance
August	“Cool” Energy Savings Strategies
September	Supply Chain Energy & Climate Initiatives
October	Energy & Climate Risk Management
November	Energy Strategy & Project Financing

Past Presentations – See “Networking Opportunities” @ energystar.gov



Thank You!