

Sustainability and the Bottom Line



ACI-NA Annual Meeting
2007

Sustainability No Longer Just Environmental Initiative

- Contributes to airport's and tenants' bottom line
- Optimizes use of limited resources -- staff, financial & natural resources
- Total-cost-of-ownership approach consistent with long-range planning and business plans
- Airports in unique position: Can be entrepreneurial and take the long-term view

It All Starts with Price Signals: Utility Structure Clarifies Decision-Making

- Sea-Tac created utility system in 2001
 - Electricity, water, natural gas, grease waste, garbage
 - All commodity, capital and operating costs included
 - Meter customer usage whenever cost-effective
 - No subsidy by airline terminal rents or landing fees
- Market price signals leads to support for conservation investments
 - Airline MII approvals
 - Concessionaire changes in operating practices
 - Recycling instead of garbage



Energy Conservation

- Energy consumption reduced by 25% per square foot through lighting retrofits/re-lamping, HVAC modifications
 - Building conservation strategies providing return on investment of 15 - 50% annually
- Electricity Conservation
 - Airport terminal has grown by 40% with electricity use increasing by only 20%
 - Electricity saving more than \$2,500,000 annually
 - New lighting technologies provide 300% more light and use 50% less power
- Natural gas use reduced by 20% by changing boiler controls



Recycling

- Sea-Tac recycles 25% of airport waste stream
 - Coffee grounds
 - Glass/paper/plastic
 - Grease to biodiesel
 - Scrap metal/construction debris
 - Light bulbs, contaminated soils, antifreeze & oils
 - Batteries
- Saves \$120,000 annually
- Food bank donation provides visible community benefits



Operational Efficiencies Beget Environmental Improvements

- Ramp tower reduces ramp congestion, saves airlines fuel costs and reduces air emissions
- AVI tags on courtesy vans, cell phone lot discourage circling curbs / idling and reduces police costs
- Pay-on-foot parking, parking way-finding systems save staff costs and improve air quality
- CNG station investment facilitates clean taxis and shuttles and provides positive ROI
- Airport's CNG vehicles have lower total cost of ownership, provide good image and cut pollution

