



# SUSTAINABILITY GOALS FOR DESIGN AND CONSTRUCTION PROJECTS

## PRIORITY OUTCOMES

### CERTIFY PROJECTS TO THIRD-PARTY RATING SYSTEMS

#### GREEN BUILDING

- Ground-up developments: achieve LEED Gold certification or higher
- Redevelopments: achieve highest level of LEED certification feasible
- Other capital projects: conduct feasibility analysis for LEED certification and pursue certification when feasible

#### HEALTHY BUILDING

- Ground-up developments:
  - Achieve Fitwel Life Science certification for lab office projects; for other typologies, achieve Fitwel Certification for base building
  - Meet WELL certification preconditions
- Redevelopments and other capital projects: conduct feasibility analysis for Fitwel and WELL preconditions

#### ZERO ENERGY/ZERO CARBON

- Ground-up developments and redevelopments: Assess potential for Zero Energy or Zero Carbon Certifications

### PRIORITIZE DECARBONIZATION

#### PURSUE HIGH LEVELS OF ENERGY EFFICIENCY:

- See energy guidelines on right side of page

#### MINIMIZE USE OF FOSSIL FUELS:

- Pursue full or partial electrification of building systems
  - Conduct design analysis for full electrification and compare against future regulatory impacts
- Assess alternative energy systems:
  - Conduct analysis on alternative energy systems and include in reasonable locations of the site/campus/project

#### MAXIMIZE ON-SITE RENEWABLE ENERGY:

- Conduct analysis on on-site renewable energy systems and include in reasonable locations of the site/campus/project

#### REDUCE EMBODIED CARBON:

- Conduct embodied carbon analysis of the project based on third-party verified product-specific Environmental Product Declarations (EPDs) per the University of Washington/Carbon Leadership Forum methodology to determine actual material embodied carbon intensity (mECI<sub>a</sub>)
- Reduce embodied carbon through procurement where feasible

### MITIGATE POTENTIAL HAZARDS OF CLIMATE CHANGE

#### IMPLEMENT ALEXANDRIA'S CLIMATE RESILIENCE DESIGN GUIDELINES

## PREFERRED GUIDELINES TO ACHIEVE HIGH-PERFORMANCE OUTCOMES



### ENERGY

- Reduce whole-building energy consumption 25% below the ASHRAE 90.1-2010 baseline before addition of on-site renewable energy
- Meet the prescriptive levels of thermal insulation for building envelopes based on city and/or state code
- Design all new projects with pre-wiring and designated location to be energy storage ready
- Design all new projects with pre-wiring to be solar ready
- Target on-site renewables to offset approximately 3% of total project energy consumption



### SMART AND HIGH-PERFORMANCE BUILDINGS

- Develop a master metering strategy for energy and water that enables whole-building consumption readings, and provide submetering to all tenants within the project
- Conduct 12 months of post-occupancy performance monitoring, measurement, and verification
- Engage a third-party commissioning agent for enhanced and retro commissioning for one year of services



### MATERIALS AND WASTE

- Procure 25% of sustainable project materials from sustainable sources
- Procure 10% of project materials regionally
- Divert 65% of project construction and demolition waste from landfills
- Specify and include project products to achieve 20 Environmental Product Declaration and 20 Health Product Declaration points
- Target a reduction of 10% in actual material embodied carbon intensity through material procurement efforts



### WATER

- Reduce outdoor potable water consumption to 75% below UPC baseline
- Reduce indoor potable water consumption to 37% below UPC baseline
- Provide accessible water bottle-filling ability at water outlets on every floor



### INDOOR ENVIRONMENTAL QUALITY

- Exceed current ASHRAE 62.1 guidelines for ventilation rates
- Plan and implement an Indoor Air Quality Management Plan
- Design workplaces to make natural daylight accessible from a majority of workspaces, and provide views of nature from the majority of workspaces
- Select low-emitting materials that achieve the relevant thresholds of four LEED categories



### LOCATION AND SITES

- Provide 5% of total parking spaces as preferred parking, with striping for carpools and green vehicles
- Pre-wire 5% of total parking as electric vehicle-ready spaces
- Provide an outdoor recreation, fitness, rest, or amenity space
- Promote biodiversity through protection and restoration of native/adaptive species OR provide on-site or campus restorative garden



### PHYSICAL ACTIVITY AND WELLNESS

- Provide interior stairs that are accessible during regular business hours and clearly visible from the building's main entrance
- Provide a multi-purpose room that can be scheduled for wellness activities or on-site exercise by all regular occupants