

AIA 2030 Commitment

2014

sustainability

ACTION

plan



Central Oregon Community College
Science Center

SUMMARY

Sustainability is a core value at YGH. Respect for the environment has informed our work since the firm's inception in 1964. We realize that the built and natural environments are interdependent elements of the same ecosystem.

As a design firm, we have the unique opportunity and responsibility of influencing our clients and the world that our projects are placed in. YGH takes this responsibility and opportunity to heart by continually looking for ways to improve our operations and the impacts of the projects we touch.

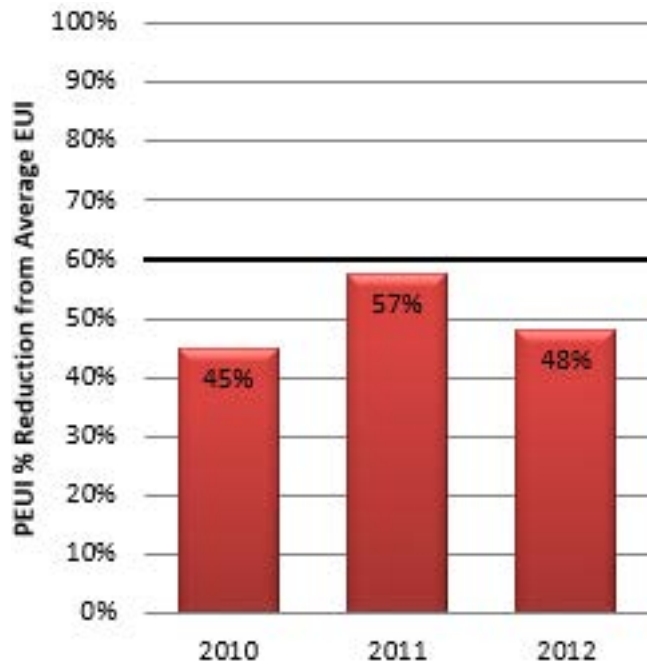
YGH has a long history of providing design services in the developing world where minimal resources are a reality of every aspect of the work. These overseas projects reinforce our understanding that the best solutions start with passive, simple, and efficient designs that belong to their place.



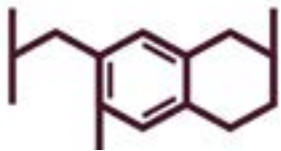
“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

*Brundtland Commission
(formerly the World Commission on Environment and Development)*

YGH SUSTAINABILITY TIMELINE



YGH's first three years of AIA 2030 Commitment reporting results of predicted energy use for projects in design



**Health Product
Declaration
Collaborative™**

- 1997 YGH established a Sustainability Committee to address issues and trends.
- 2000 YGH became a member of the United States Green Building Council (USGBC) and began incorporating the LEED Green Building Rating system into projects.
- 2001 YGH joined The Oregon Natural Step. The Natural Step's four system conditions were utilized to address our office operations. YGH worked with the Oregon Natural step to "backcast" our first firm sustainability plan.
- 2004 The State of Oregon's North Mall Office Building becomes YGH's first LEED certified (Gold) building.
- 2005 Humboldt State University's Behavioral and Social Sciences Building named the Best Overall Sustainable Design project for the UC/CSU system.
- 2006 Oregon State University's Kelley Engineering Center becomes the first LEED Gold Certified Academic Engineering Building in the United States and is awarded a Sustainable Merit Award by the AIA Portland Chapter.
- 2009 General Services Administration San Luis II Land Port of Entry becomes the first LEED (Gold) rated border crossing.
- 2009 In May, YGH signed onto the AIA 2030 Commitment and started annual reports on project progress towards 2030 Challenge targets.
- 2010 Three YGH projects participate in Oregon's own Earth Advantage Commercial Pilot Green Building rating system. In 2012, all three projects are certified Gold.
- 2010 Skagit Valley College's Science and Allied Health Building achieves LEED Platinum Certification. This is the first LEED Platinum project for YGH and for any higher education building in the State of Washington.
- 2013 In our second year of participating in the 100 Best Green Companies to Work for in Oregon survey by *Oregon Business Magazine*, YGH is once again selected.
- 2013 In July, YGH publishes a letter calling for manufacturers to provide transparency of ingredients building materials through the use of HPDs and EPDs.
- 2013 YGH joins the Center for Built Environment to perform post occupancy studies on our projects and direct research efforts at UC Berkeley.
- 2013 In December, YGH begins work on its own JUST label through the International Living Future Institute to address organizational performance on social justice issues.
- 2014 In May, YGH is selected as one of *Oregon Business Magazine's* 100 Best Green Companies three years in a row (all years YGH has participated)!



Humboldt State University Behavioral & Social Sciences Building

PROJECT CERTIFICATIONS

LEED Certified Projects

- Skagit Valley College Science and Allied Health Building, Mount Vernon, WA
LEED-NC 2.2 Platinum (with partner Schreiber, Starling & Lane Architects)
- Pacific University Health Professions Campus Building B, Hillsboro, OR
LEED-NC 2.2 Gold
- Olympic College Humanities & Student Services Building, Bremerton, WA
LEED-NC 2.1 Gold
- Portland State University Associated Student Recreation Center, Portland, OR
LEED-NC 2.2 Gold
- General Services Administration San Luis II Land Port of Entry, San Luis, AZ
LEED-NC 2.2 Gold
- DOW Chemical Houston Regional Office, Houston, TX
LEED-CI 2.1 Gold
- Oregon State University Kelley Engineering Center, Corvallis, OR
LEED-NC 2.1 Gold
- Humboldt State University Behavioral & Social Sciences Building, Arcata, CA
LEED-NC 2.1 Gold
- State of Oregon North Mall Office Building, Salem, OR
LEED-NC 2.0 Gold
- Glumac Portland Office, Portland, OR
LEED-CI 2.1 Silver

Earth Advantage Certified Projects

- Central Oregon Community College, Cascade Culinary Institute, Bend, OR
Earth Advantage Commercial Gold
- Central Oregon Community College, Health Careers Building, Bend, OR
Earth Advantage Commercial Gold
- Central Oregon Community College Science Building, Bend, OR
Earth Advantage Commercial Gold

Registered Projects (in Construction)

- YGH Tenant Improvement, Union Bank Building, Portland, OR
LEED-CI v3 Targeted Gold
- Dow East End Tenant Improvement, Midland
LEED-CI v3 Targeted Gold
- United States Consular Annex Addition, Podgorica, Montenegro
LEED-NC 2.2 Targeted Gold
- University of Hawaii at Manoa Recreation Center, Honolulu, HI
LEED-NC 2.2 Targeted Gold

Registered Projects (YGH through Design Development only)

- United States Embassy Compound, Islamabad, Pakistan
LEED-NC 3.0 Targeted Gold
- United States Embassy Compound, Dakar, Senegal
LEED-NC 3.0 Targeted Gold

YGH SUSTAINABILITY OFFICE OPERATIONS

STAFF EDUCATION

100+

presentations per year (Lunch and Learns, design lunches, Thursdays @ 4) relevant to the firm's project and design goals as well as regular trainings on maintaining our own in-house green facilities.

ENERGY & WATER USE



YGH strives to assure that it minimizes its impact on energy and water use and has implemented the following:

- HVAC set to active 8-5 M-F only
- Computers, monitors and office equipment are set to go to sleep/energy saving mode after 15 minutes
- Lights are on motion sensor as well as auto-dimming when natural light is sufficient
- Our policy is for staff to shut down their computers and turn off their monitors each evening unless needed for remote access
- All major appliances and office equipment are Energy Star qualified
- All sinks, toilets and urinals are low-flow to reduce unnecessary water waste

15 minutes



OFFICE SUPPLIES

Our office prioritizes refillable, recycled content and sustainably produced office supplies including:

- Pens
- Pencils
- Scissors
- Labels
- Correction Tape
- Binders
- Notepads
- Minimum 30% Post-Consumer Recycled Content Paper (100% Recycled)
- Printers default to double-sided printing to reduce waste
- Paper napkins/towels made from 100% recycled materials



CLEANING

Whenever possible, YGH uses green cleaning products.

- Kitchen soaps and detergents are biodegradable
- Organic surface cleaners are available to staff for cleaning
- Building Management cleaning service uses green cleaning products
- YGH uses an eco-friendly dry cleaner



RECYCLING & COMPOSTING



Comprehensive recycling program includes collection of:

Normal Recycling

- Paper
- Metal
- Regular Co-mingled Items
- Separated Glass

Additional Recycling

- Rigid Plastic Caps and Lids (for Aveda's "Recycle Caps" program)
- Brita Water Pitcher Filters
- Standard Batteries
- Cell Phones and Personal Digital Assistants (PDAs)
- Corks

Composting

- All Food Waste
- Related Soiled Packaging
- Paper Towels Collected in Restrooms for Composting



CATERING POLICY

- Required family-style catering for in-house meetings.
- We provide our own durable dishware including plates, glasses, flatware, and serving utensils.
- Pitchers of water and glasses are provided in lieu of plastic water bottles.



ALTERNATIVE TRANSPORTATION



YGH encourages the use of alternative transportation and all YGH employees are eligible to receive benefits/incentives. To help employees choose walking, biking, light rail or busing, YGH offers:

- 50% subsidy on TriMet bus passes and MAX tickets
- Quarterly cash incentive if walking or biking 75%+ of working days
- A building with covered and secure bike area and shower facilities
- Paid subscriptions for Zipcar
- Cab account for employees who are working late or emergency use
- Bike repair kit and lock

50% subsidy

OFFICE OPERATIONS

Recycling

Our comprehensive recycling program includes collection of paper, metal, glass, batteries, and plastic containers. In addition, we collect rigid plastic caps for recycling through Aveda's "Recycle Caps" program, Brita water pitcher filters, and Badger plotter paper plugs. In 2008, we upgraded our compost program from a grassroots coffee-only system to comprehensive composting of all food waste and related soiled paper products.

Catering

For in-house meetings, we require family-style catering rather than individual packaging. We provide our own durable dishware and request that all platters, serving dishes, tableware, utensils, and glasses that are brought in by caterers be washable, reusable, recyclable, or compostable.

Recyclable items must be compliant with the Portland Metro recycling guidelines and compostable items must be compliant with the Cedar Grove composting guidelines. Pitchers of water and glasses are provided in lieu of plastic water bottles.

We also recognize that the business practices of a caterer impact the sustainability of the meal. Therefore, we consider the following aspects when selecting caterers: use of local, seasonal, and organic ingredients; use of free-range and/or grass fed meat and/or eggs; geographic proximity to YGH or event location; and method of delivery.

Office Supplies

We make it a priority to provide refillable, recycled content (esp. post-consumer), sustainably produced office supplies to our employees, including items such as pens, pencils, scissors, correction tape, binders, labels, and notepads. Our primary copier/printer paper and our plotter paper are both composed of 100% post-consumer recycled content and all computers default to double-sided printing. Methods for tracking and reducing our paper use are currently under development.

Alternative Transportation

YGH offers alternative transportation incentives to all of its employees. The firm subsidizes the cost of public transportation, which is easy to use because the office is located downtown on a major transit-mall thoroughfare. YGH also offers a monetary incentive (compensated quarterly) to all employees who choose to bike or walk commute to and from work at least 75% of their monthly working days. Finally, YGH participates in Zipcar's car-sharing program, which enables employees to borrow vehicles as necessary for meetings and site visits when walking or using public transportation is not feasible.

Staff Education

Our firm hosts weekly lunchtime speakers and Thursday at Four presentations that provide detailed information relevant to the firm's project and design goals. These can include general topics related to practice (for example, recent changes to local energy codes) or new products (like a spray-on roof membrane that enhances green-roof construction). Often, these presentations are approved for continuing education credits, but generally, it is a way for staff to stay informed of major developments in the industry.

SUSTAINABILITY ACTION PLAN

Learning Organization Goals



Ater Wynne, LLP
Law Office

Ongoing Education

- All technical staff are encouraged to become LEED Accredited Professionals with Specialty with paid time off to sit for exams, reimbursement for exam fees and for continuing education required by LEED CMP process
- Provide semi-annual AIA 2030 Commitment / 2030 Challenge updates to staff
- Monthly sustainability programs are incorporated into schedules for regular YGH Thursday @ Four and Tuesday Lunch & Learn sessions

2014 Education

- Hold regular in-house Lunch & Learn sessions about YGH sustainable practices
- Encourage staff to attend at least two eco-events of their choice per year.

Research and Development

- Third-party post-occupancy evaluations through Center for the Built Environment and/or Higher Education research partnership projects
- Energy Data Analysis – compare energy model projections to actual use data for a minimum of four projects per year in addition to 100% design project reporting to AIA

Client Follow-Up

- Encourage clients to register their buildings with EPA's Target Finder and seek Energy Star Building rating
- Offer post-occupancy services including LEED-EBOM certification and recommissioning to clients
- Share energy and water data analysis with clients

2020 Research and Development

- Partner with universities and colleges on green building research
- Follow-up 100% of projects with post-occupancy studies



University of Oregon
Allen Hall School of Journalism & Communication

Business Strategy Goals

2014

- Integrate AIA 2030 Commitment into Strategic Business Planning
 1. Align with clients who are also sustainably minded
 2. Maintain an in-house sustainability committee with a cross section of the office (architecture, interiors, administrative) that is charged with continuous research and the forward push of sustainability initiatives for the firm.
 3. Through public relations efforts (press/media, conferences, awards), continue to demonstrate YGH as stewards of the environment

Project Goals

2014

Energy + Water

- Ensure that every project team understands and strives to meet 2030 Challenge goals:
 - Today – 60% below 2003 CBECS
 - 2015 – 70% below 2003 CBECS
 - 2020 – 80% below 2003 CBECS
 - 2025 – 90% below 2003 CBECS
 - 2030 – Net Zero (including 20% of project energy from onsite renewables)
- Perform climate/site analysis and establish energy use (EUI) and water use baselines and targets for every project at the beginning of design

Process

- Integrate sustainable thinking into early design workshops and throughout project process including collaboration with all stakeholders from earliest phases through an Integrated Design Process (IDP)
- Utilize LEED scorecard, Living Building Challenge criteria, and/or other applicable green building rating system as tools to set and track goals on every project whether seeking certification or not
- Incorporate Sustainability goals into contracts with consultants

Materials

- Request that manufacturers create HPD's and EPD's for their products
- 100% interior wood specified FSC or better
- Specify all applicable products to be certified GreenGuard, GreenSeal, or other appropriate third party non-toxic material certification

2020

Energy + Water

- Effectively utilize energy modeling and analysis on every new construction project
- Design at least one Living Building Challenge / Net Zero Energy & Water project
- Effectively utilize energy modeling and analysis on every YGH project regardless of size

Materials

- Require that manufacturers create HPD's and EPD's for their products before specifying, allowing lunch and learns, samples or other information into the office
- 100% interior & exterior wood specified FSC or better
- Eliminate at least half of Red List Materials from specifications including all PVC and brominated fire retardants.

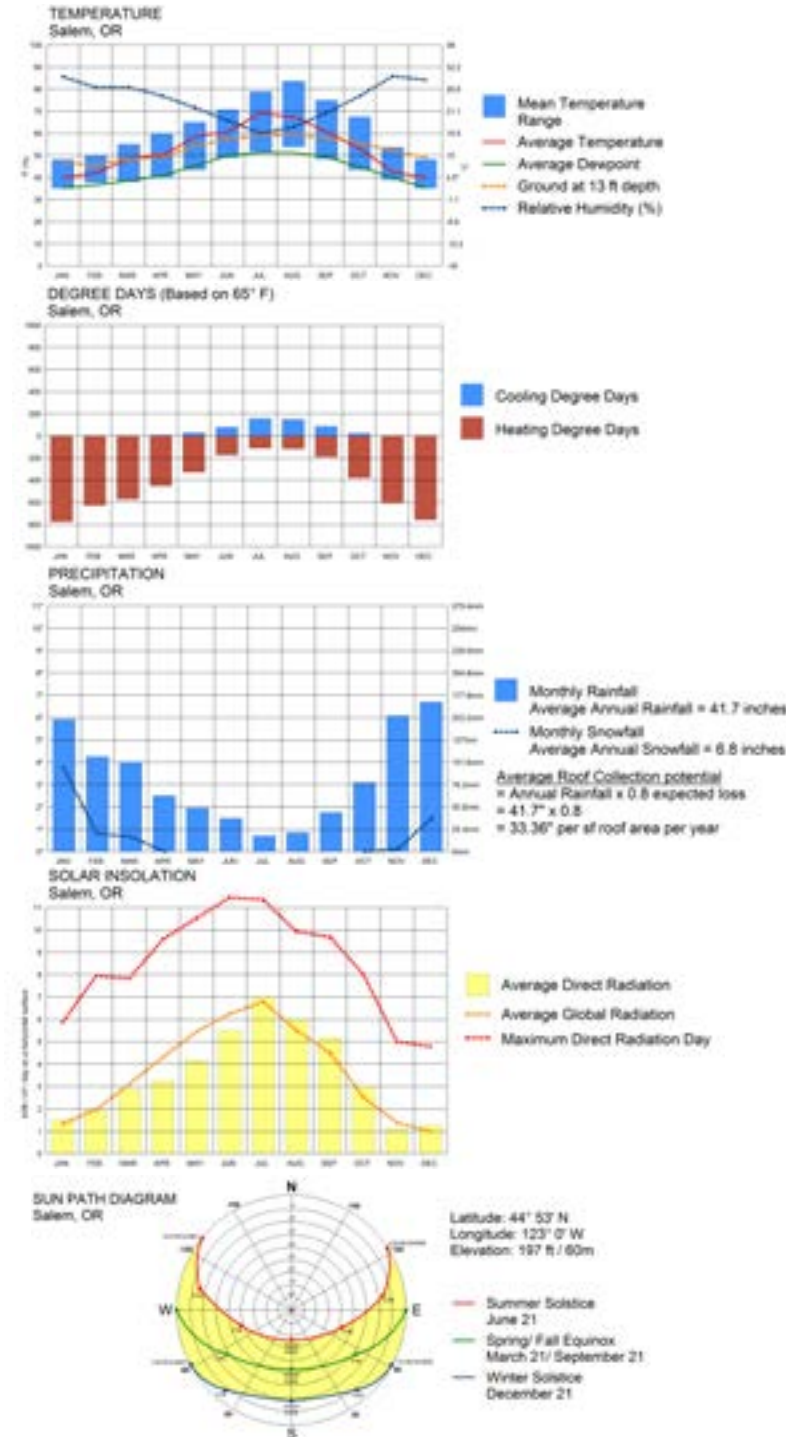
2030

Energy / Water

- 100% Net Zero Energy projects

Materials

- Require that manufacturers create HPD's and EPD's for their products before specifying
- Eliminate all Red List Materials from specifications





University of Hawaii, Manoa Student Center and Recreation Center

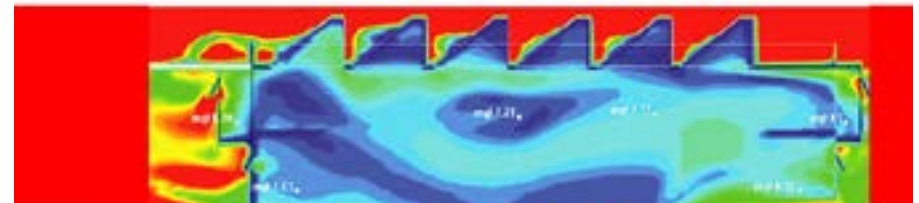
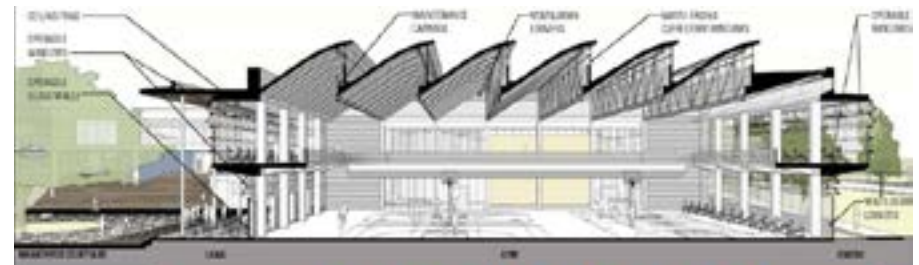
Office Operation Goals

2014

- Estimate energy use index for YGH office
- Electronically distribute materials to YGH in-house meeting participants utilizing paperless technology for agendas, handouts, and presentations
- Conduct virtual meetings via teleconference or web-conference, when appropriate, to avoid unnecessary business travel

2020

- Reduce first, then offset with REC's and carbon credits, all energy used by YGH office operations
- Encourage employees to telecommute one to four days per month



YGH AIA 2030 COMMITMENT TEAM

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