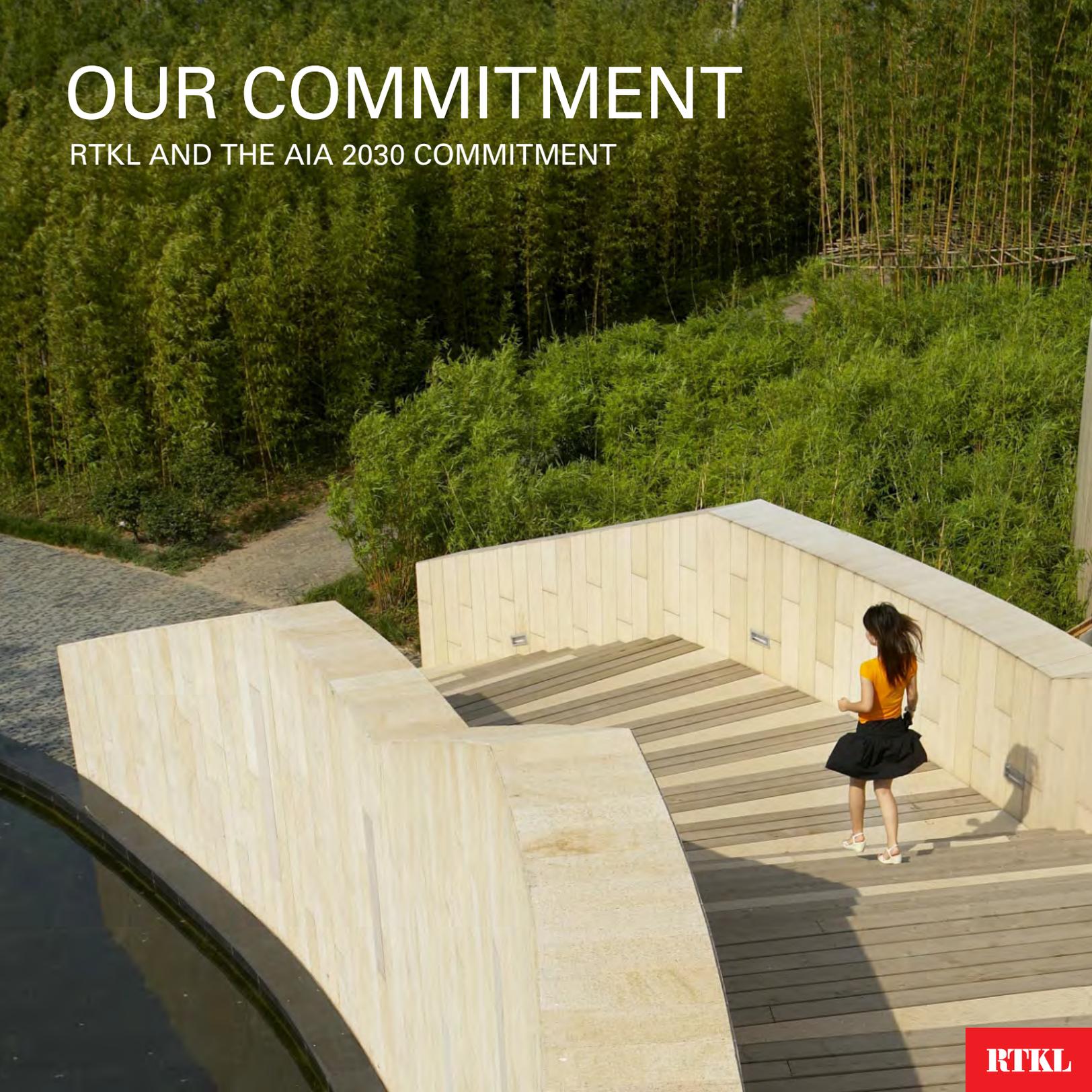


OUR COMMITMENT

RTKL AND THE AIA 2030 COMMITMENT



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OUR COMMITMENT



“A GREAT DESIGN FIRM MUST ALSO BE A THOUGHT LEADER IN SUSTAINABLE INITIATIVE AND DEVELOPMENT. EVERY DECISION WE MAKE AS A FIRM MUST REFLECT A COMMITMENT TO REDUCING OUR FOOTPRINT, PRESERVING GLOBAL RESOURCES AND PAVING THE WAY FOR FUTURE GENERATIONS.”

LANCE JOSAL
CEO and President



New Jiang Wan Cultural Center, Shanghai, China

OUR COMMITMENT

Across cultures, disciplines and project types, RTKL's commitment to sustainability provides the common thread that connects how we think, design, interact with our clients and deliver our work. We believe sustainability starts from within. For decades we have nurtured a culture that makes sustainability an inextricable part of who we are and how we think. From our origins as an urban design firm, we saw ourselves as stewards of the environment, carving out places that enhance quality of life, grow organically over time and serve the needs of users today and into the future.

At the same time, we recognize we still have significant room to improve—not only as designers and cultivators of our communities and cities—but as citizens of the earth. For this reason, we constantly evaluate and push ourselves to think bigger, lead by example and balance our clients' needs with those of society, economy and environment.

Every RTKL project reflects a commitment to preserving and ensuring the needs of future generations and the capacity of our resources. From project conception to completion, RTKL implements sustainable design practices ranging from urban planning and smart growth to the use of environmentally friendly products and LEED certification. This approach is carried out not only in how we work, but how we inhabit space and the manner in which we do our work.



RTKL DC OFFICE WASHINGTON, DC



Located blocks from several DC metro stops, RTKL's 60,000-SF, LEED Platinum office exemplifies a sustainable corporate interior. The workplace reflects the company's collaborative culture and functions as a tangible expression of its commitment to environmental stewardship.

An open floor plan not only facilitates teaming and partnerships, but also maximizes daylight and views. Ninety percent of the office has access to natural light, while other areas use borrowed light. Energy efficient light fixtures, occupancy sensors, regionally manufactured materials, materials with high-recycled content and low VOC, reused furnishings, low-flow water fixtures, and improved indoor air quality demonstrate good environmental stewardship at every turn.

OUR GOALS



“WE’RE RE-EXAMINING HOW TO DESIGN BUILDINGS. WE EDUCATE OUR CLIENTS ON WAYS TO MAKE A SUBSTANTIAL, POSITIVE IMPACT AND CREATE OPPORTUNITIES FOR PEOPLE WHO INHABIT OUR BUILDINGS TO MAKE SUSTAINABLE CHOICES. THIS EMPOWERS THE END USER TO INCORPORATE GREEN LIVING INTO THEIR LIVES.”

KELLY FARRELL
Principal, Architecture



OUR GOALS

RTKL is proud to commit to the AIA 2030 Commitment. We have developed and begun implementation of a long range sustainability plan with the intent of reaching carbon neutrality by 2030. We pledge to report design Energy Use Intensity (EUI) and Lighting Power Density (LPD) for all building projects that have a MEP systems design and Lighting Power Density for all applicable projects.

We acknowledge that energy is only the start of the conversation. We will continue to focus on creating spaces that consume less water, provide for efficient operations and maintenance, emit less greenhouse-gas, restore green space, offer natural habitats, and provide great environments for people to live work and play.

RTKL understands that to reach our goals we must collaborate with our clients to create projects that meet performance, program, fiscal and sustainable objectives. We commit to engaging our clients in an informed dialogue to develop options that illustrate the power of design to reduce impact and dependence on our natural resources. With this partnership we can seek solutions that improve quality of life, work within the capacity of our resources and live in better harmony with the environment.



eBay Enterprise Data Center, Salt Lake City, Utah

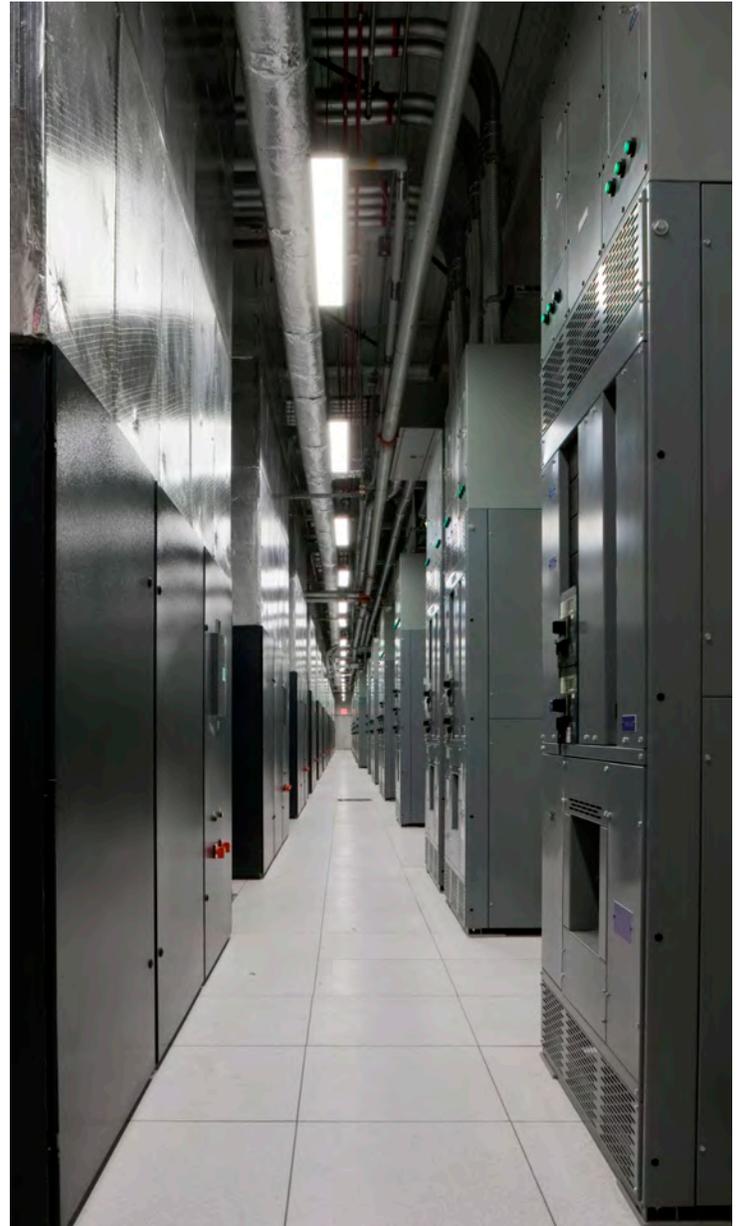
EBAY ENTERPRISE DATA CENTER

SALT LAKE CITY, UTAH

eBay, the shopping and online auction house, commissioned RTKL for a Tier IV data center on the 60-acre site of an old copper mine in Salt Lake City. The first phase of the project is a 240,000-SF, LEED Gold building that houses three 20,000 SF data center halls.

Several off-the-shelf, multi-vendor solutions decreased eBay's energy consumption by nearly 50 percent. For more than half the year the data center uses outside air for cooling due to a water-side economizer system, supported by a 400,000 gallon cistern that collects rain water. The power distribution runs at 400V which eliminates an entire level of transformers and delivers 230V to the servers, saving 2 percent in power costs. Additionally, technology that matches the power used by the pump and fan motors to the cooling loads ensures the data center consumes only the energy needed to support the compute load.

These flexible and efficient systems increase the agility of the company and allow for technical, organizational and cultural growth.



OUR PROCESS



“SUSTAINABLE DESIGN IS ABOUT MORE THAN JUST BEING GOOD FOR THE ENVIRONMENT; IT’S ALSO GOOD FOR BUSINESSES. WE WORK WITH OUR CLIENTS TO DEVELOP FORMULAS FOR SUSTAINABLE ENVIRONMENTS, BUILDINGS AND SYSTEMS THAT MEET A VARIETY OF GOALS. OUR OBJECTIVE IS TO ENHANCE REAL ESTATE PORTFOLIOS BY CREATING VALUE WITH SUSTAINABLE PRODUCTS AND PRACTICES”

KARL STUMPF
Senior Vice President
Global Practice Group Leader



OUR PROCESS

Strategy

RTKL's strategic partnership with ARCADIS has broadened and fortified the scope of our environmental goals. ARCADIS is an international company providing consultancy, design, engineering and management services in the fields of infrastructure, water, environment and buildings. ARCADIS' own Global Sustainability Program is aimed at reducing the environmental impact of its operations through global policies focused on ground and air transportation; energy and water usage in ARCADIS offices; paper purchase and usage; waste reduction, disposal or recycling and consideration of purchased materials and products. The program resulted in a 10 percent reduction of ARCADIS' footprint in 2009. ARCADIS annually distributes a public report that details its carbon footprint.

With 2008 serving as a baseline year, the company aims to reduce its carbon footprint by 50 percent on a full-time equivalent basis, over a 5-year period (2009- 2013). This goal places ARCADIS within the top quartile of companies in the service sector.

DESIGN PROCESS

We believe in a thorough design process that examines all opportunities for sustainable thinking and smart design, every step of the way.



TAP DIVERSITY

Go beyond the services listed in the proposal to add diversity of thought. Tap into our deep reservoir of services, expertise and perspectives.



DIG DEEP

Collect meaningful background data from multiple points of view. Consider key drivers:

- Sustainability
- Context
- Purpose
- Vision
- Experience
- Competition
- Program



KICK-OFF

Visit the site, meet the client and clearly establish goals and responsibilities.



BRAINSTORM

Engage a wide range of diverse opinions (different disciplines) on equal footing.



DEFINE A BIG IDEA

Articulate a concept statement/project vision/classic parti that defines the project's guiding principles to remind the team of the project's purpose, the client's goals, the core idea, from beginning to end.



DESIGN

Solve the design challenge in a way that is creative, original and consistent with the Big Idea. Express the solution in a medium and language that is clear and appropriate.



VALIDATE

Build time into the schedule to test various aspects of the project, from energy consumption to design to market viability:

Energy modeling
Building simulation
Traditional modeling
Mock-ups
Benchmarking



CHECKS AND BALANCES

Encourage multiple reviews throughout project:

Design review
Technical review
Sustainability review
Outside discipline reviews



CHALLENGE CONVENTIONAL THINKING

Encourage different ways to approach the problem.
Build in time to explore:

Design review
Technical review
Sustainability review



COMMUNICATE

Institute regular activities to promote dialogue:

Conduct regular team meetings
Maintain a project journal



CONDUCT POST-OCCUPANCY REVIEWS

Follow projects after construction and document success/challenges:

User satisfaction
Client satisfaction
Public satisfaction
Social relevance
Request building
Performance data



SHARE

Document and share your experience and what you learned:

What worked and what didn't
Share with your colleagues through office presentations or via Inet



Shanghai Changzheng Pudong Hospital, Shanghai, China

SHANGHAI CHANGZHENG PUDONG HOSPITAL

SHANGHAI, CHINA

The strong southern alignment of this hospital's campus, along with its lack of tall surrounding buildings make the project ideal for photovoltaic energy generation. That is a significant advantage since sustainable design is a program requirement for the new hospital. Sustainability is seen as a way for the facility to take the lead in promoting community wellness and to serve as a model for eco-friendly hospital design. Among its sustainable features, the hospital will have a number of green roofs, some available for therapy and respite, some providing views of nature. Auxiliary buildings will have operable windows, and the spine of the large diagnostics and treatment building will have a partly retractable roof.



OUR ACTIONS



“THE POWER OF TECHNOLOGY TO CONSERVE ENERGY AND STREAMLINE BUILDING SYSTEMS IS VIRTUALLY UNLIMITED IF YOU’RE WILLING TO CHALLENGE PRE-CONCEIVED NOTIONS AND CONVENTIONS. OUR OBJECTIVE IS TO WORK WITH OUR CLIENTS TOWARD ENERGY EFFICIENCY, LEAVING NO STONE UNTURNED AND NO SOLUTION UNCONSIDERED IN OUR QUEST TO BALANCE SIGNIFICANT COST SAVINGS WITH ENVIRONMENTAL BENEFITS.”

STEVE SPINAZZOLA
Vice President, MEP Engineering



LAUNCHING A CAMPAIGN

RTKL has set our goals into motion with a firmwide campaign that includes awareness, policy and education initiatives.

POLICY CIRCULATION

RTKL kicked off the AIA2030 campaign with a firmwide overview that outlined the AIA2030 program. These sessions introduced AIA2030, explained how employees will identify and benchmark eligible projects, defined and demonstrated how to calculate EUI (energy use intensity), LPD (lighting power density) and showcased the firm's measurement tools. Additional webinars will present innovative strategies for energy use, water use reduction, operations and management planning and sustainable technologies, along with successful project case studies. These webinars include details about project reporting criteria and a schedule for internal education sessions.

RECOGNITION

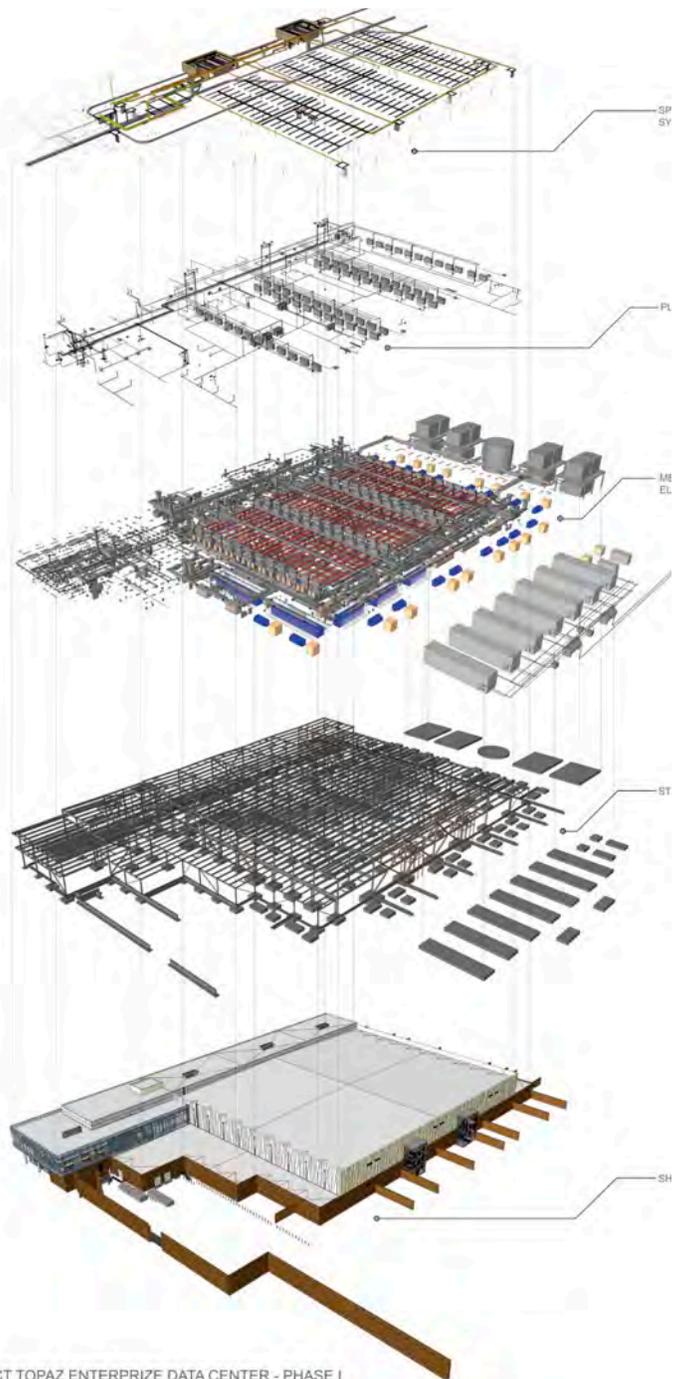
After we have collected our data, RTKL will promote its most successful projects to both external and internal audiences and recognize project teams. Continuing this acknowledgment throughout the year will bring sustained attention to the AIA2030 program and remind employees to calculate project metrics.

IMPLEMENTATION

To stimulate activity and remind employees of upcoming deadlines, the firm will provide instructions for reporting projects and links to database metrics.

OUR RANGE OF ENERGY SERVICES INCLUDES:

- ASHRAE 189.1 COMPLIANT
- LIFE CYCLE AND COST BENEFITS ANALYSIS
- COMPUTATIONAL FLUID DYNAMICS ANALYSIS
- COMMISSIONING
- INTEGRATED DESIGN
- ENERGY MODELING
- SYSTEMS CONDITIONS ASSESSMENTS
- ENERGY AUDITS AND BENCHMARKING
- ENERGY ENHANCEMENT ASSESSMENTS & RETROFITS
- RETRO-COMMISSIONING
- LEED EB, O&M CONSULTING



PROJECT TOPAZ ENTERPRIZE DATA CENTER - PHASE I

EXPANDING OUR SERVICES

In recent years, RTKL's leadership in energy has grown to encompass a full-range of experts dedicated to achieving the highest levels of efficient building operations. Working closely with designers, the RTKL commissioning and energy services teams offer extensive experience with energy modeling and sustainability initiatives as well as a record of securing LEED prerequisites and credits. With our commissioning services, RTKL is uniquely positioned to help our clients identify underperforming buildings and achieve optimal energy performance. Our energy modeling services work hand-in-hand with some of the industry's most rigorous performance metrics.

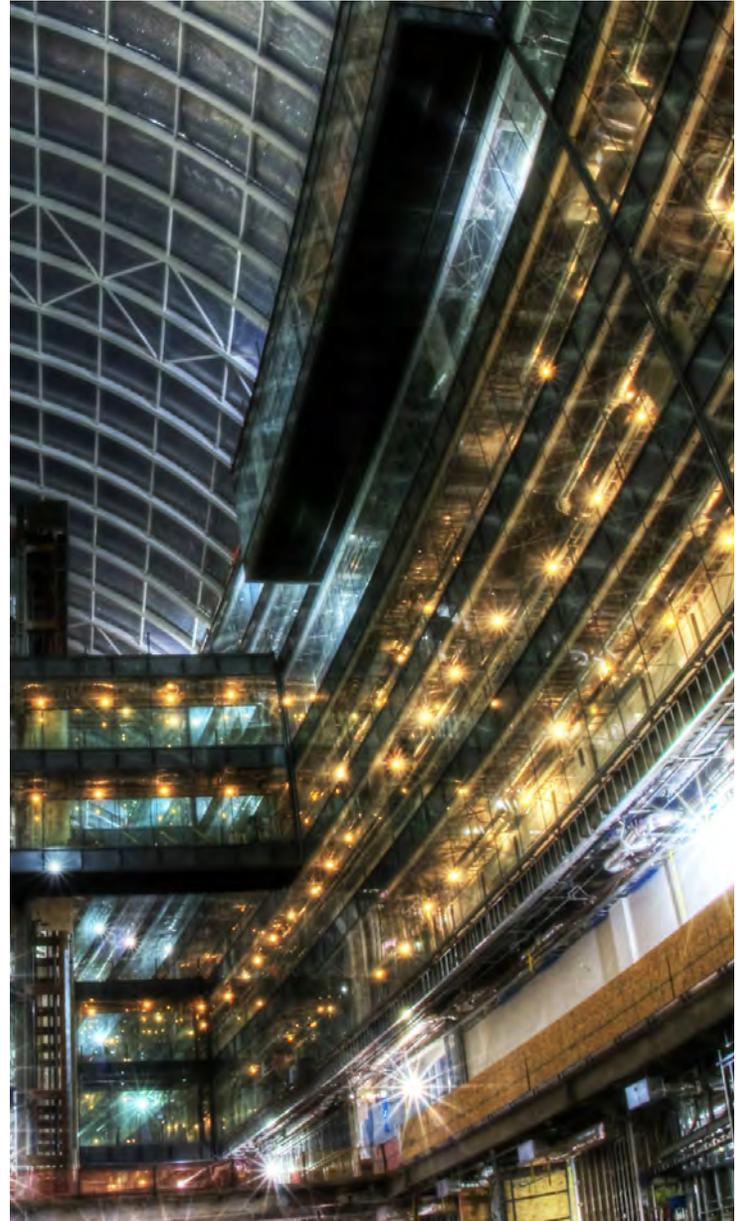
Our enhanced energy performance solutions are based upon these philosophies: we partner with our clients to align perspectives and achieve a collective vision; and we holistically integrate all active design disciplines. Our team is adept at finding and delivering optimized energy concepts that are customized to each client's culture, project needs, and business goals. Our range of energy services include:

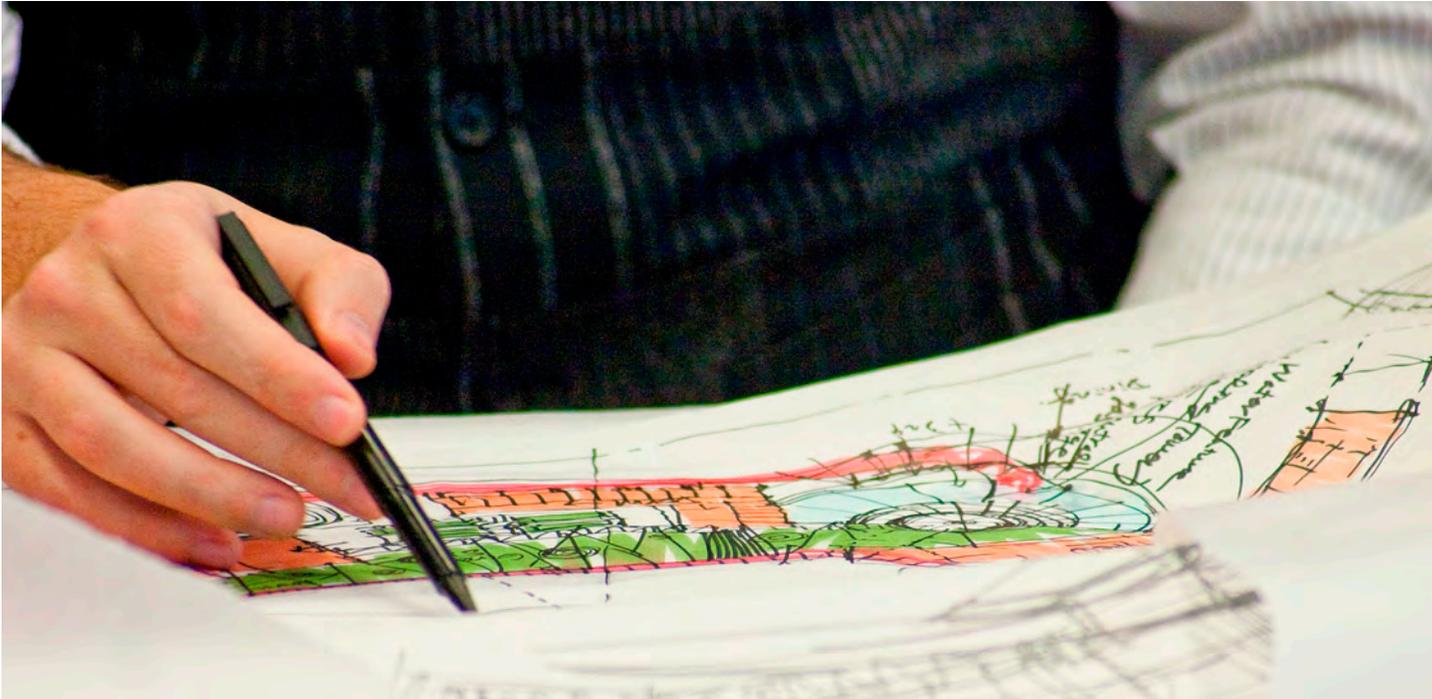




NATIONAL GEOSPATIAL-INTELLIGENCE AGENCY (NGA) CONFIDENTIAL LOCATION

NGA's new headquarters includes a 90,000 square foot data center with the largest chilled-beam system in the world. This patented, active chilled-beam system works in conjunction with decoupled fresh air and energy reclaim to ensure that the data center's electrical and HVAC infrastructures exceed the Uptime Institute's Tier II Standards of Reliability. The Central Utility Plant operates with energy costs 30 percent lower than the minimum standards prescribed by ASHRAE 90.1 and as mandated by the 2005 National Energy Act.





REPORTING OUR PROGRESS

RTKL will report EUI and LPD numbers annually for all projects that have an MEP design; LDP for all buildings and interiors projects that have a lighting design and will identify the PEUI and LDP for projects on a regional basis

As corporate citizens, we constantly evaluate our impact on the earth, make efforts to cut back on carbon emissions, conserve and recycle resources and promote and support the

environmental consciousness of our employees.

With systems and programs in place, we make smart and informed decisions, and we inspire positive steps of sustainability both in and out of the office.

As a firm, we have already implemented a number of changes to reduce waste and energy consumption, including:

OFFICE ENERGY USE

- Since 2008 the firm has tracked and reported electricity, natural gas use and a rate of energy consumption per full-time equivalent employee.
- All offices have occupancy sensors in meeting rooms and other common spaces.
- All office equipment has been replaced with E-start appliances.
- Employees are required to shut down their computers when leaving the office.
- All CRT monitors have been replaced with LCD monitors.
- All incandescent bulbs have been replaced with fluorescent bulbs.

WASTE REDUCTION AND SUPPLIES

- In order to reduce paper consumption, all staff have PDF writers on their computer to encourage the use of electronic documents.
- Office printers are set to default to double-sided printing.
- Each office employs a recycling policy that complies with the recycling regulations of its building.
- Kitchen supplies are purchased from supplies that follow a written sustainability program.

TRANSPORTATION

- RTKL incentivizes the use of public transportation by allowing employees to purchase transit cards using pre-tax income.
- Many of the firm's offices feature covered bike parking.
- Staff utilizes web-based, video-phone or audio-phone alternatives to decrease business travel.
- When appropriate, meeting participants are encouraged to coordinate travel plans and share rides from the airport.

OUR FUTURE



“SUSTAINABLE DESIGN STARTS WITH PLANNING. WE PLAN COMMUNITIES AROUND THE GLOBE THAT BALANCE DENSITY AND OPEN SPACE, EMBRACE DIVERSITY, AND SHARE INFRASTRUCTURE. OUR ULTIMATE GOAL: TO MAXIMIZE THE SOCIAL, ECONOMIC AND ENVIRONMENTAL BENEFITS FOR PRESENT AND FUTURE USERS.”

GREG YAGER
Senior Vice President
Planning and Urban Design



OUR FUTURE

As sustainability becomes more important to our clients and our employees, we continually assess our progress toward becoming a leader in environmentally friendly design. There is always room for improvement; we challenge ourselves every day and in every decision to value not just today's needs, but also to shape tomorrow's legacy..

TRANSITION

The firm has employed the EUI and LPD measurement as the first step in a multi-step process that incorporates whole buildings performance metrics including water, recycled content, indoor air quality and recycled content. Ultimately, the firm intends to transition to the Greenhouse Gas Protocol and will once again collaborate with AIA to aid this process.

EDUCATION

RTKL is a member of the U.S. Green Building Council (USGBC) and subscribes to their philosophy of sustainable design. With almost 250 architects and engineers who are LEED Accredited Professionals, we continue to grow our ecologically-focused resources in depth and scope

We have a growing number of resources to encourage our employees to transition or earn the LEED AP+ designation. We readily provide training materials for the LEED AP exam, practice tests and links to external resources. Additionally,

RTKL is a LEED Education Provider, approved by the USGBC to give courses that count toward GBCI Continuing Education hours. We want our employees to stay competitive in the marketplace and we will provide the necessary support to get them there. In addition to regular courses, our efforts will include Lunch and Learns, in-house lectures, hands-on training and site tours and funds that each employee can use toward professional development.

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