

SUSTAINABILITY ACTION PLAN

Submitted to the AIA 2030 Challenge

January 2011

MAZZETTI NASH LIPSEY BURCH
530 BUSH STREET, SUITE 300
SAN FRANCISCO, CALIFORNIA 94108



Who We Are

Vision

M+NLB is making the world a better place by creating better environments.

Values

People at M+NLB do what's right; we treat people the way we would like to be treated, and we take responsibility and act effectively.

Mission

We radically align ourselves with our clients in the healthcare, mission critical, university, and laboratory sectors, and constantly seek new ways to provide them with value

History

Founded in 1962, Mazzetti Nash Lipsey Burch (M+NLB), a merger of Mazzetti & Associates and Nash Lipsey Burch, is a full-service consulting and design firm focused on the engineered systems of buildings, including HVAC, plumbing, fire protection, process piping, technology, lighting, and power systems. Apart from traditional design services, we provide consultation and support in facility planning, commissioning, energy management, climate change consulting, medical/laboratory equipment planning and procurement, materials and waste management, and a broad spectrum of low-voltage and information technologies. Headquartered in San Francisco, with additional offices in Irvine and Sacramento, California; Portland, Oregon; Denver, Colorado; Nashville, Tennessee; Baton Rouge and New Orleans, Louisiana; and Houston, Texas, M+NLB employs over 160 professionals firm wide. M+NLB focuses on developing expertise in four main markets: healthcare, mission critical, laboratory, and higher education facilities. Because of our focus, we have recruited individuals with specific skills, experience, and overall knowledge of those industries, both in professional and support roles. Eighty percent of our work is in engineering, with ten percent in commissioning, and the remaining ten percent split between master planning and due diligence/studies.

Organizations such as Kaiser Permanente, Oregon Health & Science and Stanford Universities, Hospital Corporation of America, Digital Realty Trust, and University of California Medical Centers, look to M+NLB for the provision of not only high-caliber MEPT services, but the ability to proactively coordinate those services with other design and construction professionals to provide the most cost-effective, functional, and technologically flexible facilities possible.

M+NLB's principals are leading experts in the industries they serve. Our professionals contribute to the development of codes and standards by actively participating in the AIA Healthcare Guidelines Revisions Committee (the National Building Code in a majority of states across the country), the Electrical Committee for NFPA 99, and Practice Greenhealth. In addition, staff members participate in mission-critical focus group discussions, such as the Rocky Mountain Institute and 7X24, exploring future trends in server technologies. They are also frequent speakers at 7x24, AFCOM, ASHRAE, and ASHE.

Sustainability has long been integral to M+NLB design solutions resulting in numerous projects that have won LEED certification, including eight Gold. Thirty percent of our staff is LEED Accredited, and the firm itself is a member of the U.S. Green Building Council. We focus on bringing sustainable solutions to every project.

Employee involvement in programs within and outside the office has been and will continue to be crucial to our success.

Awards/Significant Accomplishments

- Completed 1% of LEED Gold certified buildings worldwide
- Completed 12% of LEED Gold certified buildings in Oregon
- Over 50 LEED Accredited Professionals firm wide
- In-house Certified Energy Managers
- Four-time Practice Greenhealth *Champion for Change Award* winner
- First Portland, OR business to receive the BEST Business Center's new *Portland Climate Champion* recognition
- Climate Registered™ with The Climate Registry

Actions

Our Work

In order to create better environments consistent with our vision, M+NLB believes it is essential support and implement the AIA 2030 Challenge as well and "walk the talk" in our offices. We have a corporate Resource Management Plan that outlines our commitment and specific actions that includes our environmentally preferable purchasing (EPP) and waste minimization policies.

Project Goals

- Ensure that every project team understands and strives to meet the AIA 2030 Challenge energy use goals:
 - 2010 – 60% below 2030 Baseline
 - 2015 – 70% below 2030 Baseline
 - 2020 – 80% below 2030 Baseline
 - 2025 – 90% below 2030 Baseline
 - 2030 – Net Zero
- Establish energy and water use targets for all major projects
- Collect and analyze energy data for all major projects.
- Develop meaningful metrics for those non-traditional engineering services (e.g. medical equipment planning) to measure climate-related impacts

INTERNAL SUSTAINABILITY OPERATIONS

As part of M+NLB's commitment to sustainability, we have developed a set of guidelines for internal sustainability for our offices. These guidelines include criteria for purchase of consumables and equipment, operational improvements like energy efficiency, water reductions, encouraging staff transportation alternatives, and waste minimization. All offices are committed to participating and continuously improving our sustainability training.

Transportation Impacts

M+NLB aims to reduce the impacts of daily employee commuting through the following programs:

- Allowing employees to purchase public transit passes pre-tax
- Provide employees who bike to work with a subsidy for bicycle maintenance and gear
- Providing employees with a monthly public transit subsidy to encourage the use of public transportation
- Complete a yearly survey of employee transit activities and practices
- "M+NLB Employee Transportation Survey and Plan" available upon request.

Building Attributes – Location, Amenities and Policies

The following attributes shall be strongly considered when M+NLB chooses an office location:

- Presence of green features and certifications in buildings such as LEED or Energy Star.
- Buildings with onsite shower facilities and bike storage.
- Buildings that prohibit smoking

- Buildings with good access to public transportation.
- Promote public transit, biking, walking, and carpooling/car-share in lieu of single occupancy vehicles.
- Presence of low-flow plumbing fixtures.
- Building management that supports waste reduction efforts.

Energy Usage – Lighting, HVAC, and Equipment

All M+NLB offices shall have the following attributes:

- All lighting to be T5, T8, CFL or LED with controls. No incandescent lighting.
- All exit signs to be LED.
- Provide some access to daylighting.
- All HVAC systems in good and working order with occupant controls and night/weekend setback.
- All leased and purchased equipment shall be Energy Star or equivalent.
- Provide access to double-sided printing as a default
- All employees shall shut off computers and monitors at night and on weekends.
- Minimize number of space heaters. All employees shall shut off space heaters at night and on weekends.
- M+NLB to purchase carbon offsets at corporate level for Scope 1 and 2 emissions.

Resource Usage – Purchasing, Recycling, and Water

All M+NLB offices shall complete the following:

- Review the M+NLB Waste Management Plan with all new employees.
- For all offices with dishwashers, purchase and use durable dishware only.
- For offices without dishwashers, purchase and use disposable dishware that has recycled content or is biodegradable.
- All purchased paper and paper products to have a minimum of 30% post-consumer recycled content.
- Coordinate with building property management to purchase and use green cleaning materials and other eco-friendly products.
- Recycle cans and paper in the office at a minimum. Additionally, recycle anything supported by the local municipality in the office. Provide easy access to recycling such that there is a recycle bin at every location there is a trash can.
- Recycle batteries, printer and toner cartridges.

- Recycle or donate electronic waste.
- Provide compost in the office if supported by the local municipality.
- Zero purchase of one-time use bottled water.
- Work with vendors to minimize multiple copies of printed catalogs and provide electronic libraries.
- All sinks in tenant space to be 1.5 GPM maximum.
- Specify low VOC and less toxic alternatives where available for purchases.
- Purchase products in bulk rather than individually wherever possible to reduce packaging waste.
- Where feasible, ask suppliers to take back packaging waste from products delivered.
- Where possible, order local, organic, and otherwise healthy food.
- "M+NLB Resource Management Plan" available upon request.