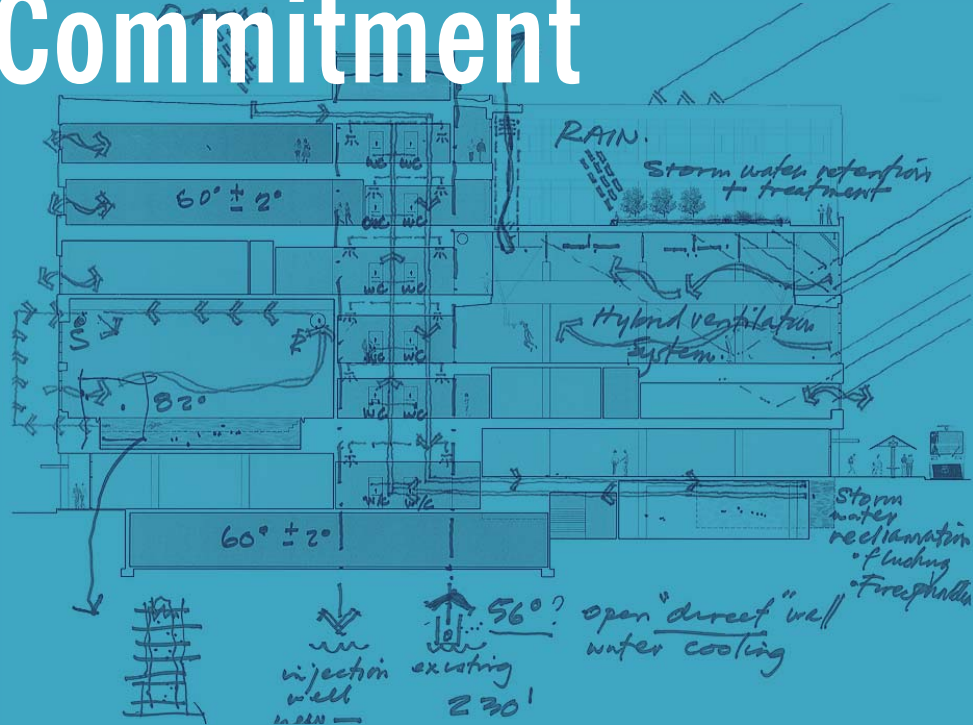


Sustainability Action Plan

AIA 2030 Commitment





“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

(formally the World Commission on Environment and Development)

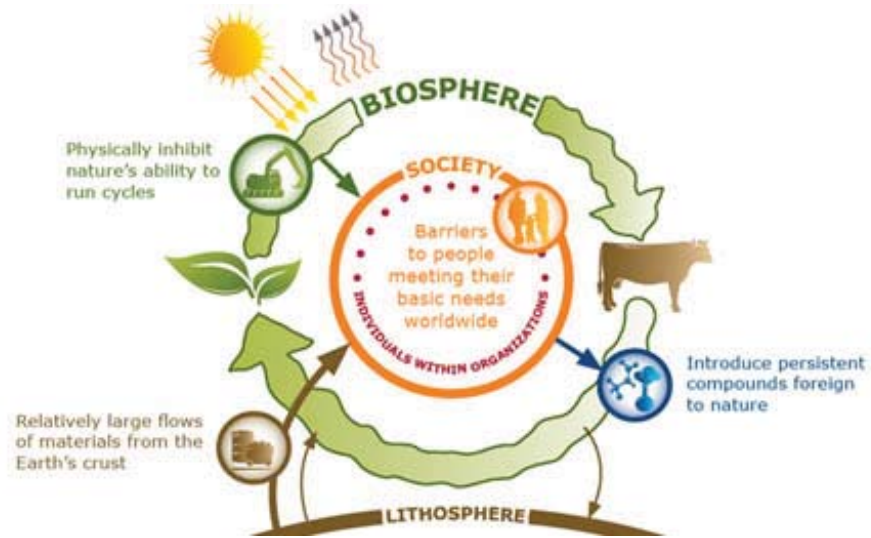
SUMMARY

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 Architectural 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.



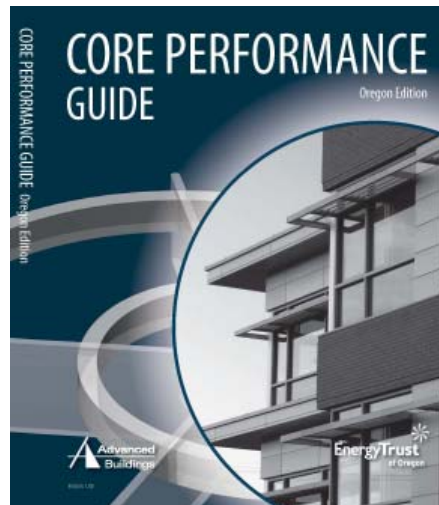


THE NATURAL STEP'S FOUR SYSTEM CONDITIONS

To become a sustainable society we must...

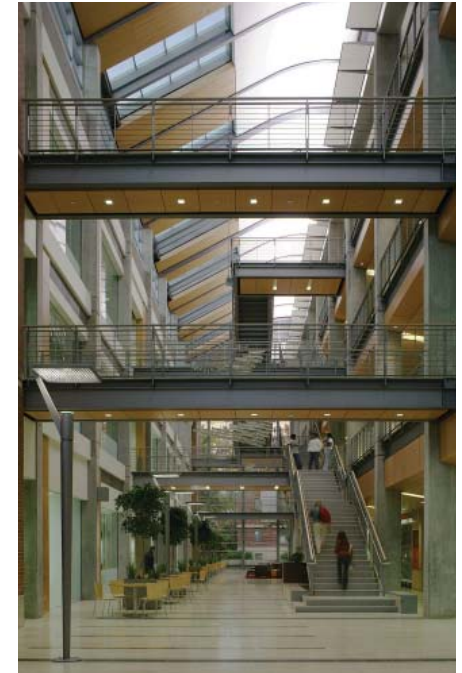
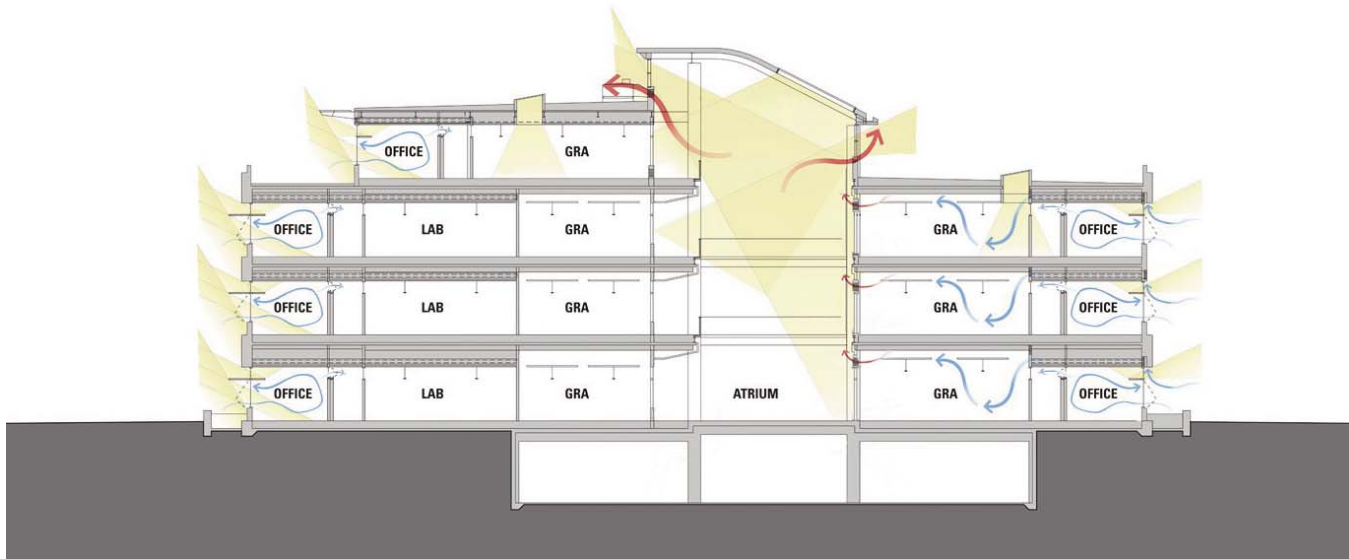
1. ...eliminate our contribution to the progressive buildup of substances extracted from the Earth's crust (for example, heavy metals and fossil fuels),
2. ...eliminate our contribution to the progressive buildup of chemicals and compounds produced by society (for example, dioxins, PCBs and DDT)
3. ...eliminate our contribution to the progressive physical degradation and destruction of nature and natural processes (such as over harvesting forests and paving over critical wildlife habitat); and
4. ...eliminate our contribution to conditions that undermine people's capacity to meet their basic human needs (for example, unsafe working conditions and not enough pay to live on).

- Taken from www.naturalstep.org



YGH SUSTAINABILITY TIMELINE

- 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. The Natural Step defines backcasting as starting with a vision of a fully sustainable future, based on the four system conditions, and working backward to determine the steps that will be needed to achieve that vision.
- 2004 The State of Oregon's North Mall Office Building becomes YGH's first LEED certified (Gold) building.
- 2005 Humboldt State University 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 rated border crossing.
- 2009 In May, YGH's leadership signed onto the AIA 2030 Commitment and the 2030 Challenge. These commitments are helping us renew our focus on incorporating sustainability into our practice and projects.
- 2010 Three YGH projects participate in Oregon's own Earth Advantage Commercial Pilot Green Building rating system. Participating in Earth Advantage's pilot has given us new tools to increase our projects' energy performance through the rigor of the Oregon Core Performance Guide. Core Performance Guide requirements were developed by the New Buildings Institute and updated with the Energy Trust of Oregon.
- 2010 Skagit Valley College 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.



PROJECT CERTIFICATIONS

Certified Projects

- Skagit Valley College Science and Allied Health Building, Mount Vernon, WA
LEED-NC 2.2 Platinum (with partner Schreiber, Starling & Lane Architects)
- 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

Registered Projects (in Construction)

- United States Consular Annex Addition, Podgorica, Montenegro
LEED-NC 2.2 Targeted Gold
- Pacific University Health Professions Campus Building B, Hillsboro, OR
LEED-NC 2.2 Targeted Gold
- University of Hawaii at Manoa Recreation Center, Honolulu, HI
LEED-NC 2.2 Targeted Gold
- Olympic College Humanities & Student Services Building, Bremerton, WA
LEED-NC 2.1 Targeted Gold
- Central Oregon Community College, Cascade Culinary Institute, Bend, OR
Earth Advantage Commercial Pilot Targeted Gold
- Central Oregon Community College, Health Careers Building, Bend, OR
Earth Advantage Commercial Pilot Targeted Gold
- Central Oregon Community College Science Building, Bend, OR
Earth Advantage Commercial Pilot Targeted Gold

Registered Projects (Conceptual Design only)

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

COMPOST:

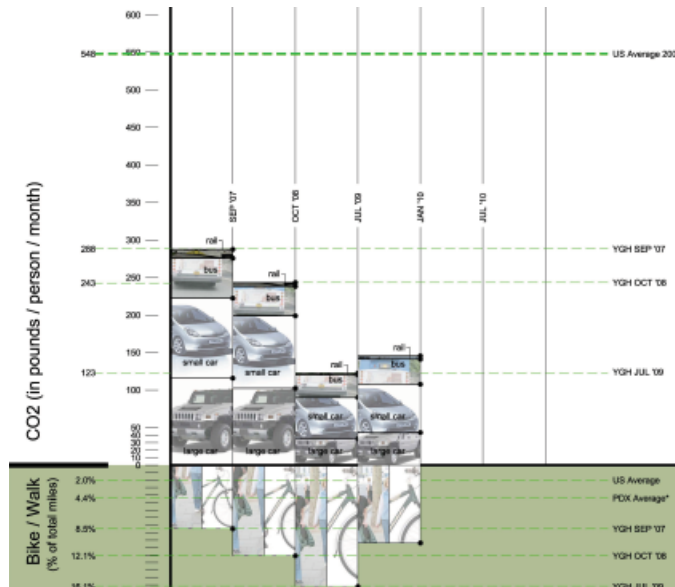
FRUITS	WAXED CARDBOARD	LEAVES
ALL FOOD	NAPKINS	TREE TRIMMINGS
MEATS	PAPER TOWELS	FLORAL TRIMMINGS
VEGETABLES	TEA BAGS	PLANTS
POULTRY	COFFEE GROUNDS	GRASS
SEAFOOD	COFFEE FILTERS	BRUSH
SHELLFISH	FOOD - SOILED PAPER	WEEDS
BONES	WOODEN CRATES	
RICE	GREASY PIZZA BOXES	
BEANS	UNCOATED PAPER PLATES	
PASTA		
BAKERY ITEMS		
CHEESE		
EGGSHELLS		

WHEN IN DOUBT...THROW IT OUT!



YGH COMMUTING SURVEY

as of January 2010



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 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

Ongoing Education

- All staff are encouraged to become LEED accredited professionals with paid time off to sit for exams and reimbursement for exam fees.
- 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

2011 Education

- Develop program to support LEED Accredited Professional with Specialty continuing education (CMP) requirements
- Discuss the importance and use of energy and water meters with clients during design and after occupancy

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

2015 Research and Development

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

Business Strategy Goals:

2011

- Integrate AIA 2030 Commitment into Strategic Business planning
- Develop YGH Sustainability brochure, including consistent graphics and analysis of LEED or other “green” YGH projects
- Publish four or more YGH authored articles on sustainability topics

2015

- Develop and present two or more YGH sustainability presentations at Greenbuild, Living Future, or other relevant conferences



Project Goals

2011

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
- Design all U.S. projects to earn Energy Star label
- Identify project water use targets
- Specify plumbing fixtures that meet EPA Watersense criteria

Process

- Start each major new project with an Eco-Charette
- Collaborate with all stakeholders from earliest phases through an Integrated Design Process (IDP) on all YGH projects
- 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 Green Building goals into contracts with consultants

Materials

- 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
- Specify 100% no VOC paints for interior applications

2015

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

- 100% interior & exterior wood specified FSC or better
- Eliminate at least half of Red List Materials from specifications
- Specify 100% no VOC paints for interior & exterior applications

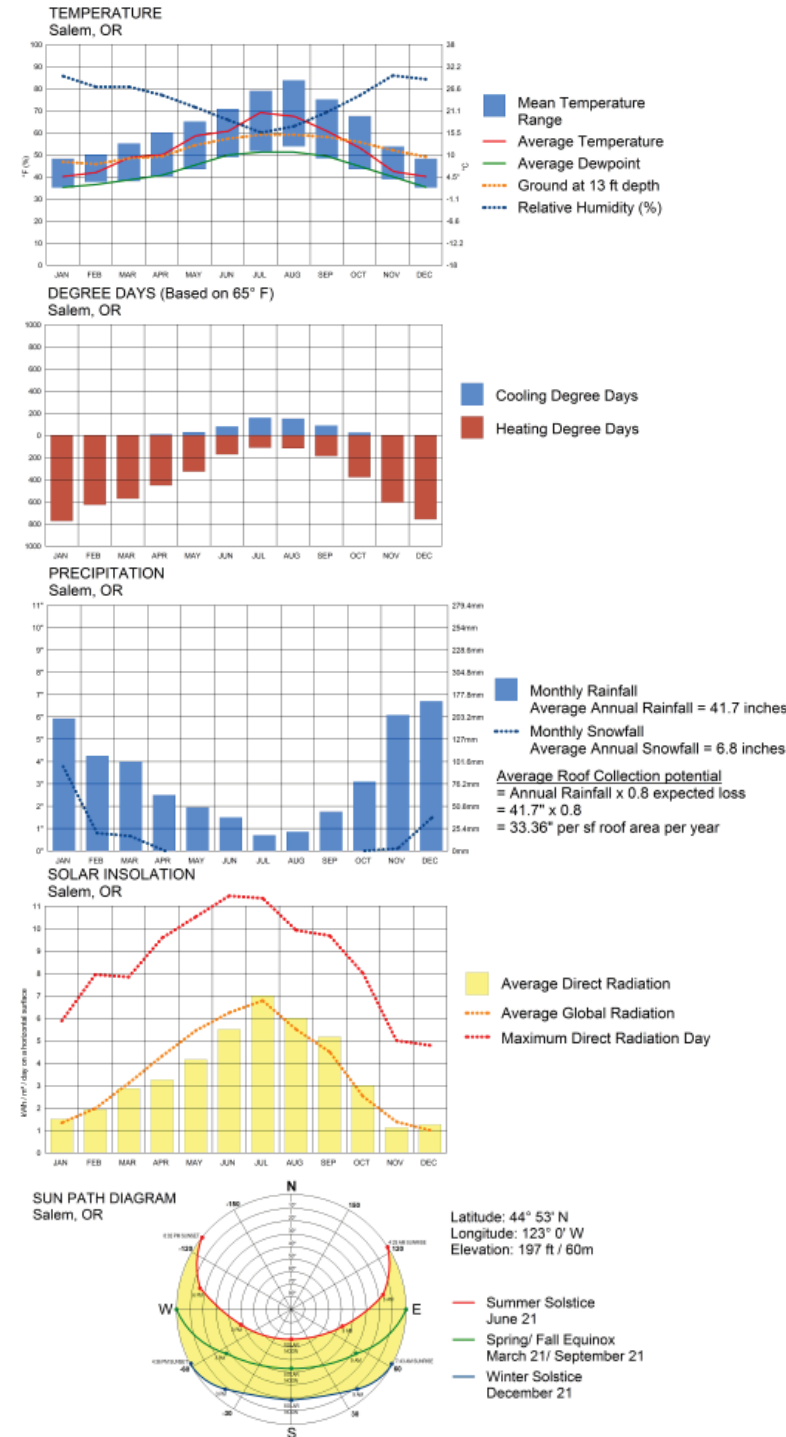
2030

Energy / Water

- 100% Net Zero Energy projects

Materials

- Eliminate all Red List Materials from specifications





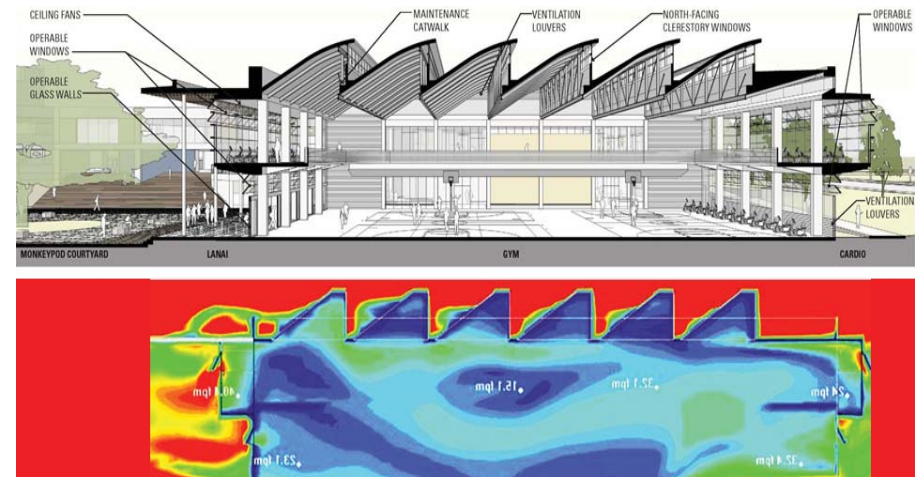
Office Operation Goals

2011

- Estimate energy use index for YGH office
- Install tenant electric meter on our floor to enable tracking of actual energy usage
- Add occupancy sensors in all YGH common areas, including conference rooms, kitchens, and work rooms
- Replace conference room lighting with fluorescents or better
- Electronically distribute materials to YGH in-house meeting participants utilizing paperless technology for agendas, handouts, and presentations
- Request materials for all YGH meetings be electronically distributed to participants
- Conduct virtual meetings via teleconference or web-conference, when appropriate, to avoid unnecessary business travel

2015

- 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
- Consider sustainability goals and "walking the talk" in potential office move analysis
- Install and utilize video conferencing as an alternative to traveling to meetings



YGH AIA 2030 COMMITMENT TEAM

John Blumthal	Principal in Charge
Lona Rerick	YGH Sustainability Leader
Kristin Gross	Sustainable Office Chair
Miles Woofter	Post Occupancy Studies
Andrew Bailey	Databases
Jessica Dunham	Emerging Professionals
Richard Grace	Design & Graphics
Roger Herndon	Quality Control