In December 2016, Feldman Architecture pledged to the AIA 2030 Commitment and created an Action Plan as a road map to creating carbon-neutral buildings by the year 2030.

We released our Action Plan at the beginning of 2018, and have committed to annual updates on and revisions to our goals. This document shows our progress towards those goals throughout the 2018 calendar year.

P R E A C H • /prēCH/ • to advocate earnestly

1  P H I L O S O P H Y

2  R E S E A R C H &  E D U C A T I O N

3  E V A L U A T I O N &  R E P O R T I N G

4  A C T I O N

5  C O M M U N I T Y

6  H E A L T H
In early 2017, we conducted an in-house survey of 17 staff members to gauge interest in sustainable design, how we perceive our firm’s efforts, and in what areas we should focus on educating and evolving our firm. At the start of 2019, we conducted the same survey with our current staff of 24. The 2019 survey had a few big differences in the results.

The first interesting shift in results was the number of people who felt sustainable design is part of our firm philosophy. The number of people who agreed that sustainable design is a part of our firm philosophy fell by 15%.

Interestingly, the ratio of obstacles that staff felt prevent full integration of sustainability into projects stayed fairly consistent from 2017 to 2019. There was a slight decrease in the Budget category and a slight increase in the Project Goals from On-Set category. We anticipate that our new sustainability project check-ins will help with project goals and follow through for the duration of each project. The big takeaway from this chart is that we continue to be our own obstacle with staff training, client education and setting project goals.

The last interesting shift is that more people felt sustainability is a clearly articulated expectation from project inception. In the 2017 survey 40% of staff responded yes, and in 2019 54% responded yes. We had some great feedback on how to incorporate sustainability into projects and are working on setting internal goals and standards for every project.

As a part of our 2030 Commitment, we report our projects’ predicted energy use to the Design Data Exchange (DDX).

We reported our entire portfolio in 2018, with projects from schematic design to those wrapping up construction. Although we improved our average portfolio percent EUI reduction and the number of projects that met the 2030 Challenge, we did not reach an average of 70% across our portfolio, the current reduction goal.

After looking at our reported portfolio, we re-evaluated our energy goals and have stepped up our target Title 24 passing rate from 10% to 15% for every project.

If surveyed, 100% of the staff would agree that sustainable design is part of the firm philosophy. The number of people who agreed that sustainable design is a part of our firm philosophy fell by 15%.

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SUSTAINABILITY

economic + innovative technologies + long term savings + market competitive solutions + cost-value engineering

eco-efficiency + waste management + life cycle & maintenance + sourcing & distribution + incentives & certification

environmental + responsive/contextual site design + energy use + conservation, renewability, & reuse + clean air & water + material selection

socio-economic + job creation + vertical mobility + labor rights, chain of custody

socio-enviro + global stewardship + public/private space, shared use spaces + occupant comfort

social + pro-bono & community outreach + empowerment of residents, engagement in design process + transparency & education

I PHILOSOPHY

HOLISTIC VISION

1-year Goals

• Develop an early phase project template for sustainable design
  • 2018 - We created our SD Guidebook with resources and strategies for early sustainable design integration.

• Develop a project kick-off sustainability checklist
  • 2019 - In April we launched our Sustainability Check-Ins where members of our Sustainability Team meet with project team members to review the project at multiple points in the design process.

• Develop a project energy/water use database to create project benchmarks
  • 2019 - We began collecting energy and water use data from past projects. We currently have 9 projects that have reported to us.

3-5 year Goals

• Develop and employ project close-out process to collect lessons learned from all projects
  • 2018 - We created our Project Exit Survey and have implemented it on 14 projects.

• Develop a sustainability checklist for each phase of design and construction
  • 2019 - As a part of the Sustainability Check-Ins, we plan to create a checklist for easy use by the design teams.

• Check in with project teams at project phase completion to set sustainability goals
  • 2019 - In April we launched our Sustainability Check-Ins with project teams. We are beginning with SD phase check-ins, but will move through DD and CD over the course of the year.
1-year Goals

- Encourage employees to use dedicated continuing education time to go to local conferences or take classes at the PG&E Energy Center
  - 2018 - FA launched a new process for employees to apply to attend conferences. We also have a new shared calendar of local events, shows, and classes.

- Hold quarterly building science lunch and learns & Third Thursday talks

- Create templates for sustainability conversations at client meetings with bullet pointed goal guides

- Host a yearly off-site tour of a local building that demonstrates exceptional sustainability

- Research environmental impact of FA standard materials and processes
  - 2018 - We began working on greening our specifications and will continue to push this in 2019.

- Encourage employees to publish and speak publicly about their experiences

3-5 year Goals

- 90% of staff LEED Accredited
  - 2018 - 50% of our staff is LEED Accredited.

- Staff feeling they have the tools and knowledge to design every project to meet the 2030 Challenge

- Host bi-yearly knowledge sharing events with the Bay Area architecture community
  - 2018 - We hosted our local 2030 Commitment round-table group as well as “The Resilient Practice” panel as a part of the 2018 Architecture + the City Festival.

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KNOWLEDGE SHARING

1-year Goals

- Report all current projects to the AIA 2030 Commitment via the DDX
  - 2018 - We reported our full portfolio to the DDX.

- Create energy models for 10% of projects to evaluate their predicted EUI
  - 2018 - We began looking into acquiring an in-house modeling tool such as Sefaira, but did not have any outside consultants do a full energy model for any of our projects.

- Conduct exit interviews on 75% of completed projects
  - 2018 - We have completed exit interviews on 14 projects so far.

- Conduct post-occupancy survey for all past projects, collecting energy, water, and occupancy comfort data
  - 2018 - We have collected the energy and water data on 9 projects, and have had 24 responses to our occupant comfort survey.

3-5 year Goals

- Collect whole building data (temp, RH, CO2, etc) for at least 3 projects

- Create office standard for post-occupancy evaluation of every project
  - 2018 - We began with the surveys for Post-Occupancy but as more projects conclude this year we will get to test our process on more recent completions.

- 100% of completed projects put through both project exit interviews and post-occupancy evaluations

- Publish annual sustainability report beginning in 2019
  - 2019 - On Earth Day we released an update to our action plan.

- Conduct life cycle analysis on 2 projects to look at total carbon use in design, construction, and maintenance

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EVALUATION & REPORTING

1-year Goals

- Collected Energy Use Data from past projects as of April 2019
ENERGY

1-year Goals
• All projects comply with Title 24 by at least 10%
  • 2018 - All Los Altos Hills projects met this; in 2019 we will be rolling out a 15% passing target to all projects.

3-5 year Goals
• Build all new residential projects as Net Zero Energy
  • 2018 - We have 2 projects under construction that may meet NZE; post occupancy data will have to be taken to confirm.
• Create energy models to predict EUI for half our projects
  • 2018 - No progress although we are working on an energy modeling license.
• Install renewables on 75% of our projects
  • 2018 - 13/41 (32%) complete or currently in construction projects have solar.
• Have 1 Living Building Challenge Project underway
  • 2018 - No Progress, although a few clients have considered it.

WATER

1-year Goals
• Design/Install gray water reuse and/or rainwater collection systems on 20% of new construction projects
  • 2018 - We have 1 project under construction with a greywater and rainwater system
• Investigate opportunities and methods for black water reuse/recycling
  • 2018 - We began a water resources document to gather all the regulations of local jurisdictions, and case studies that integrate water reuse strategies.

3-5 year Goals
• Design/Install gray water reuse and/or rainwater collection systems on 50% of projects
• Install 1 black water reuse system
• Have 1 project in progress pursuing Net-Zero Water/ Living Building Challenge
MATERIALS

1-year Goals
- Use more green rated products (Cradle to Cradle, Greenguard, Declare)
- Detoxify our projects by using no PVC (unless required by code)
- Remove materials from library with Red List elements. Notify the manufacturers we will not be using them due to chemical content.
- Research material manufacturing and impact on health of surrounding communities

3-5 year Goals
- Reduce use of materials from manufacturers that heavily impact the health of their surrounding communities
- Source materials with Health Product Declarations
- Remove Red List materials from our project specifications
- Develop office library of non Red List materials and products

Updates
- 2018 - We began to go through our standard specifications with a sustainability lense, replacing some products that have a big environmental impact or detrimental impact on those near the manufacturing plants. We have also begun to work with our interiors team to filter through our material library.

OPERATIONS

1-year Goals
- Reduce paper consumption by 20% (double sided standard, digital agendas, scrap paper for notepads)
  - 2018 - We have had difficulty tracking this as the number of staff and jobs have increased, but we are working towards less paper waste.
- Use recycled paper for 50% of our prints
  - 2018 - Our letter paper is made from 100% post consumer waste, the tabloid is made from 30% PCW, and our 12x18 is FSC certified.
- Use cleaning supplies with no Red List chemicals
  - 2018 - We have shifted all our cleaning supplies to those with organic ingredients.
- Energy Star appliances for the new office
  - 2018 - Our main refrigerator & u.c. refrigerator are both Energy Star Certified.
- Track our office energy, water, paper, and waste
- Conduct a waste audit
- Rigorous education on recycling and composting

3-5 year Goals
- Reduce paper consumption by 50% from 2016 baseline
- Digital agendas and notes
- Reduce office energy use by 20%
- Purchase office lunches from places with 100% compostable containers
  - 2018 - Not all of our delivered lunches in catering containers are compostable, however all individual containers and our lunch plates and utensils are all compostable.
- Add rooftop solar panels
- Conduct a waste audit, with the goal of a 25% reduction from year 1
- Internal audit for the JUST label
  - 2018 - We began looking into how we would fare with the JUST label.
5  COMMUNITY

1-year Goals

• Host an FA “open house” to engage our neighborhood
  • 2018 - We hosted an open house that was a fundraiser for the Sonoma, CA, fire recovery and raised $8,500.

• Host small-firm sustainability round table to share ideas and best practices
  • 2018 - We hosted our local 2030 Commitment working group.

• Host benefit fundraiser for victims of the 2017 Sonoma fires
  • 2018 - We hosted an open house that was a fundraiser for the Sonoma, CA, fire recovery and raised $8,500.

3-5 year Goals

• Establish FA as a leader and resource for residential sustainability

• Host annual Earth Day party to celebrate sustainability
  • 2018 - We plan to release our 2019 Action Plan Update on Earth Day.

• Continue to seek out local pro-bono opportunities
  • 2018 - We are working in our neighborhood with the SF Community Health Center on an office refresh.

6  HEALTH

1-year Goals

• Host Quarterly office yoga
  • 2018 - We did not host yoga, however, we had chair masseuses in twice for the office to enjoy.

• Explore enrollment in building certification programs such as IWBI’s WELL Building Standard and CfAD’s Fitwel.

• Encourage employees to walk/bike to work instead of drive/bus to reduce our carbon footprint
  • 2018 - Our new office has secure bike racks.

• Weekly office snacks to be 75% fruit and vegetables to promote healthy eating

3-5 year Goals

• Study indoor air quality of three FA homes to look at longevity of VOCs

• Enroll one or more projects in a certification program focusing solely on the health of indoor environments