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C1 PDD - SPARC Appendix (Sustainable Design Approach)

Energy Use

The designer will analyze energy use (electricity, liquid fuel, natural gas) and capital cost for the C1 expansion and provide options for reducing energy use by 5%, 10%, and 20% below Washington State Energy Code. Examples include but are not limited to dynamic glass, static glass with low solar heat gain coefficient, shading devices, regenerative elevators, etc. On-site renewable energy generation may be considered by the designer to offset energy use to meet this goal. The Port's Century Agenda goal is to meet all increased energy demand through conservation and/or renewables. Energy use reduction must meet the Port's existing design standards.

Materials

The Port is committed to reducing the embodied carbon of building materials. During design, prior to contractor bid document completion, the design team will provide the Port Environmental staff with technical specifications for various materials (concrete, steel, and gypsum) proposed for use on the project. Materials will be selected that meet the structural and safety standards required for this project, with the lowest appropriate embodied carbon per unit. The design team is responsible for collaborating with Port Environmental staff to ensure that selected materials are compliant with LEED requirements and Port Standards.

Water Use Reduction

The designer will analyze water use and associated cost for the C1 expansion and provide options for reducing water use by 10% and 20% below Uniform Plumbing Code 2015 and Washington State Amendments. Areas of reduction could include but are not limited to indoor water use, outdoor water use, process water demand, rainwater capture, etc. Water use reduction must meet the Port's existing design standards.

LEED

The most current version of LEED Building Design and Construction (BD+C) Silver Certification (Port anticipates it will be version 4.1) will be required for the C1 Expansion.

The LEED integrative process credit requires exploratory discovery analysis during the pre-design and design phases to identify synergistic attainment opportunities across disciplines and systems. The intent is to support early high-performance analysis with the project. Discovery items required by this credit include "simple box" energy analysis, preliminary water budget analysis, and associated implementation strategies with both items.

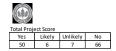
The C1 project is required to achieve the following LEED points in the following categories:

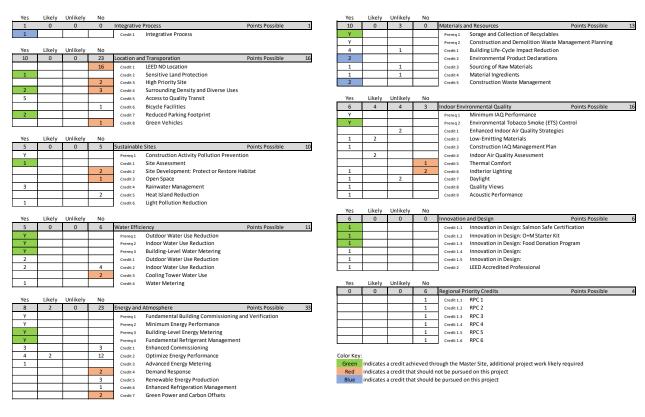
- 1 point under the Integrative Process
- 2 points under the Building Product Disclosure and Optimization- Environmental Product Declarations credit
- At least 2 credits under the Construction Waste Management credit.

The following LEED scorecard may be used to guide which credits to explore for this project:

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Waste Management

The designer will provide options to minimize the visibility of waste transportation and deliveries to and from tenant spaces and public areas. The designer will provide costs and benefits associated with those options.

All dining-related ADR tenant spaces will be designed to accommodate dishwashers to reduce need for disposable service ware.

Innovation

The Port encourages innovation and is interested to see sustainable building design concepts for the C1 Expansion. Innovation techniques must have past precedent from the last three years and available performance data for review.

Consistent with the Port's Architectural Standards relating to biophilic design, the design team will develop at least three project-specific biophilic design options with associated costs to provide occupant benefits including stress reduction and relaxing passenger spaces.

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Transportation and Employee Support

The Port requires that the design team develop project-specific design options to support employees that commute via active transportation, public transportation, or other non-drive alone modes. Cost for all options must be included.