

Progress Update: Sustainable Project Framework

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Sustainable Project Framework Overview

- Commission directive
- Research and key findings
- Recommendations
 - Key policy elements
 - New procedures
 - Costs and resource needs
- Schedule and implementation plan

Finalizing proposed process and continuing research on emerging issues

Commission Directive

- Develop a framework that incorporates the following goals (including Century Agenda) into decision-making processes when evaluating energy sources and projects for Port operations:
 - **Reduce GHG emissions and increase energy system resilience**
 - **Protect public health and the environment**
 - **Advance innovation**
 - **Leverage partnerships**
 - **Support local economic development**
 - **Advance race and social justice**
- *Increase transparency for Commission regarding sustainability aspects of capital projects*

Findings: Certification Systems

Rating System	Site and Horizontal Infrastructure	Building Envelope Upgrades	Building System upgrades	Interior Improvements	New Construction	Operational Facility Upgrades	Process Equipment upgrades	Security Upgrades	Offsite Noise Mitigation
LEED (NC + CI)									
Envision									
SITES									
EcoDistricts									
Living Building Challenge									
Salmon Safe									
WEDGE									
ParkSmart									
WELL									
JUST									
SEED									

Key Policy Elements

- Integrate sustainability early in the capital process
- Screen projects to focus resources on opportunities
- Convene subject matter experts to develop sustainable design approaches
- Share approaches with Commission and public to provide transparency
- Analyze lifecycle benefits and costs in design
- Implement sustainability strategies as appropriate
- Track progress and recognize achievements of project teams

Key policy elements of the proposed Sustainability Framework can translate into procedures

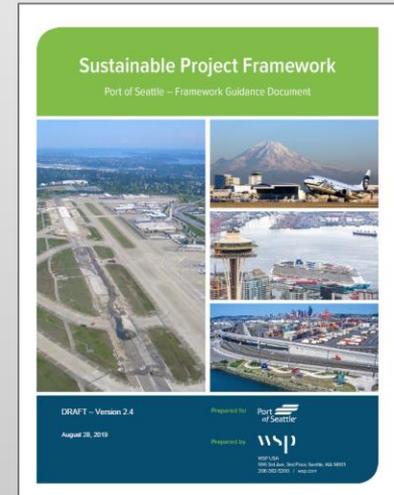
Sustainability Categories

Category	
1. Energy	
2. Air emissions (includes carbon)	
3. Transportation/mobility	
4. Water (potable and stormwater)	
5. Waste	
6. Materials	
7. Habitat	
8. Resiliency	

Evaluate **only** categories relevant to each project

New Procedures

- Screen Projects
 - Tier 1: Smaller projects
 - Apply standards and specifications
 - Tier 2: Medium-sized projects
 - Opportunities for sustainability benefit
 - Tier 3: Large projects
 - Full sustainability certification
 - Project-specific goals as applicable



Piloted screening with list of proposed capital projects and found more than half are Tier 1

New Procedures

- Conduct Sustainable Project Assessment and Review Committee (SPARC) meeting
 - Research and evaluate sustainability options
- Draft sustainable design approach
 - Require evaluation of sustainability costs and benefits in Design
- Share with Commission and public
 - Request for Design Funds: sustainable design approach
 - Request for Construction: final sustainable design strategy
- Implement strategy and track progress



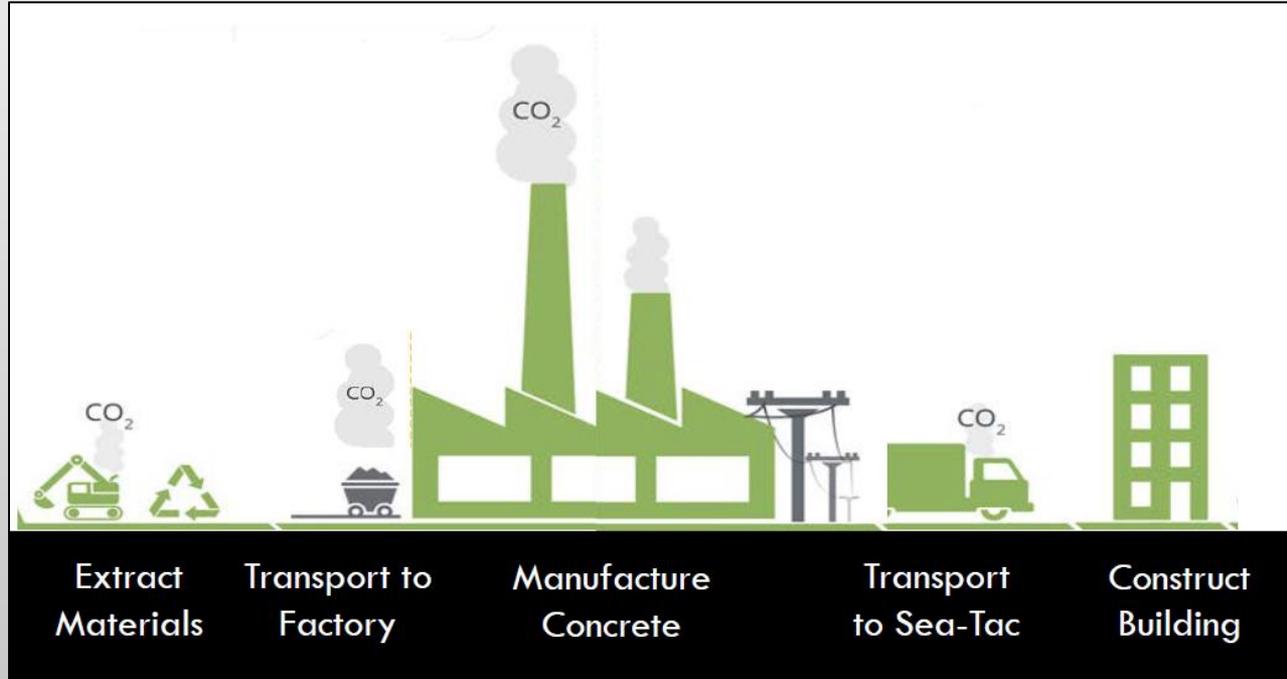
Sustainable project designs to be shared along with requests for approval

Example: Sustainable Design Approach

Category	Example Strategies	Expected outcome	Recognition
1. Energy	Dynamic glass	Reduce energy	
2. Air: GHG	Building efficiency	Minimize carbon	
3. Transportation/mobility	Signage, amenities	Support employees	
4. Water	Rainwater harvesting	Conserve water and manage stormwater	
5. Materials	Use low carbon materials	Reduce embodied carbon	

Approach focuses on categories relevant to each project

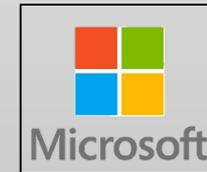
New Tools: Reduce Embodied Carbon



Port has focused on operational carbon, but can begin to focus on embodied carbon

New Partnership: EC3 Tool

- Calculates embodied carbon for range of materials
- Use to compare among producers and as specifications in bidding
- Send market signals for lower carbon construction materials



Embodied Carbon in Construction Calculator (EC3)

Resource and Cost Estimates

- 2 FTEs (1 maritime, 1 aviation) to support projects
- Potential project-related costs depend on size and complexity
- Funding source: integrate into project budgets

Evaluate program through 2020 and review cost estimates

Schedule

- Q4 2019
 - Revise Framework according to feedback
 - Finalize guidance documents
 - Finalize analyses of pilot projects
 - Begin testing new procedures on projects as appropriate (C1, Westside Campus)
 - Finalize implementation schedule

Implementation and testing begin in early 2020