



AIA 2030 Sustainability Action Plan





AIA 2030
Sustainability Action Plan

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Section I Philosophy Statement



GFF

Philosophy Statement

GFF's values of design excellence, leadership within our community, and stewardship of resources are reflected by the performance of our designs. We joined the AIA 2030 Commitment to make that relationship clear. The conceptual clarity and successful response to design constraints required to achieve high levels of sustainability enhance our problem-solving skills and design excellence. Sustainability also helps us **Create Memorable Places** by enhancing the well-being and quality of life of people that inhabit and experience our designs, becoming the physical manifestation of GFF's leadership within our community. Sustainability is a clear indicator of resource stewardship as we seek to carefully account for the impacts of our designs.

For GFF, the AIA 2030 Commitment is not a reporting program, but one expression of who we are and aspire to be.

Section II Design Approach



Lakehill Preparatory School Environmental Science Building

Design Approach

GFF is on course to make sustainable thinking integral from the beginning of the design process. We are thought leaders on regional design, and are making the AIA 2030 Commitment not only to impact design decisions for individual project energy performance, but to ultimately have a positive influence on the environment. This plan describes our current condition and the goals we have set to continually improve future projects.

"First, we shape buildings; thereafter, they shape us."

- Winston Churchill



Making the 2030 Commitment...

Create a Sustainability Committee that has members from across all studios and practice areas

- GFF is organized into multiple practice areas and divided into studios. Each studio represents a different way we impact the built environment. Creating a committee composed from these individual groups is vital to incorporating the firm's sustainability goals.

Implement an Integrated Design Process

- We continually strive to improve and refine our design process to ensure every project has sustainable design goals. This is not possible without integrating the larger design team and providing active feedback loops from both ongoing and completed projects. This process takes a different form for each phase of design:
 - Pre-Design – Engage the entirety of the design and ownership teams to set initial project goals and benchmarks.
 - Design – Utilize energy modeling and disseminate results to the project team for incorporation.
 - Post-Design – Conduct post-occupancy evaluations and analyze the results.

Use the GFF "Sustainability Guidelines: Questions for Consideration"

- We developed a questionnaire for review during each phase of the design process. From initial site selection through construction administration, this document is a road map to keep both the design team and the client on course for a successful project.

Evaluate Energy Models during the Design Process

- We are committed to using a broad range of resources in the early design site planning process to understand how site orientation, adjacent structures and building skin can impact the sizing of mechanical equipment in the schematic design process.
- To support this initiative, we continue to prioritize hiring consulting engineers that are committed to like-minded sustainability goals.

Track the energy usage of 3rd Party Certified Projects

- We plan to harvest energy usage data from our 3rd party certified projects (such as LEED) into an internal database. We will strive to collect data in the future for more projects as sub-metering is integrated into the designs.



Design Goals

- Communicate our sustainable design philosophy in internal and external communications
- Collaborate with forward thinking clients and engineering firms
- Expand our knowledge in certification credentialing
- Create a baseline energy consumption level for each project and conduct conceptual energy modeling as part of the design process
- Establish a goal to reduce the average projected EUI of completed projects
- Establish a goal to increase the percentage of 3rd party certified projects
- Perform lifecycle assessments to help with decision making
- Incorporate sub-metering systems in our projects and follow up with clients regarding energy performance
- Aspire to win sustainability awards at all levels of recognition (national, state, regional, local)
- Advocate for net zero water use / buildings
- Advocate for adaptive reuse projects
- Increase percentage of completed post occupancy reviews within 1 year of substantial completion

Burnet Marketplace



Feedback Loop

Ongoing initiatives and future goals must be backed up with an effective and ongoing feedback loop to ensure their success. We are committed to establish an evaluation effort to understand the effectiveness of our efforts and we will make the necessary changes to improve them.

- Create a follow up form for clients to be able to discuss actual building metrics, at our post occupancy reviews.
- Meet with repeat Clients to discuss lessons learned to improve our buildings.

Section III Education, Outreach and Advocacy



GFF University

Education

GFF understands that successful sustainable building projects depend upon design professionals who are constantly improving their understanding of best-practice methods and the latest technological solutions. We are therefore committed to the continuous education and training of our staff through a variety of methods.

- **Training:** Led by our Sustainability Committee, GFF will continue to provide in-house courses for our entire design staff. Topics will cover a wide variety of strategies and design methods, such as energy-efficiency, waste management, and materials selection; which can in turn be consistently applied to our ongoing and future projects. GFF sponsors outside-office education opportunities for our licensed professionals. Our firm's goal is to provide employees with educational opportunities in an amount that far exceeds minimums mandated by licensing requirements.
- **Licensing:** We believe the best way for our staff to be educated in the field of sustainability is through licensure. With a goal of increasing the firm's percentage of credentialed professionals, we will continue to encourage our staff to seek these opportunities through a wide variety of sustainable organizations (USGBC, WELL, Fitwel, Living Future Institute, etc.) and with this knowledge base, we will be able to better provide our clients with access to a wide variety of sustainable design methods.

- 22 LEED Accredited Professionals
- 1 Green Globes Professional
- Director of Sustainability on staff
- 1 2018 USGBC North Texas Region Board Member
- 1 Preservation Dallas Young Professionals Board Member

Fortune 500 Financial Services Company Building 7



Outreach and Advocacy

In addition to internal staff education, GFF is committed to a broader advocacy of the field of sustainability

- **Thought Leadership:** GFF will commit to increasing the firm's participation in local sustainable events and organizations. GFF will actively encourage staff to engage in speaking and writing opportunities to get our voice out there. We will also continue to share best practice strategies with our clients, with a goal of to help them make informed decisions regarding their project. Lastly, to ensure the continuity of design strategies throughout the construction process, GFF will share our AIA 2030 Commitment goals and project specific sustainability goals with the entire project team to gain their support during construction process.
- **Community Involvement:** GFF believes that the best way to influence the community around us is through local involvement. We will continue to encourage and sponsor our staff in their volunteer efforts with local organizations devoted to sustainability or preservation.
- **Service:** GFF understands that the talents and abilities of our design staff can be harnessed to positively impact our local community. We regularly offer pro-bono design services to partner organizations and see these types of projects as opportunities to both help educate our partners and simultaneously imbibe their projects with sustainable design thinking.

Section IV Operations and Accountability



The Hockaday School Center for the Arts

Operations and Accountability

GFF strives to be good stewards of the resources that are entrusted to us by our clients. We have the opportunity to enhance the human health and well-being of the places we create and the environment that our employees work. With that opportunity in mind, we are committed to creating an atmosphere that fosters a desire for creativity and sustainability.

- 9 *LEED Gold*; 10 *LEED Silver*; 6 *LEED Certified Projects*
- Certified 4 of the 10 Green Globes buildings completed in Texas, Certified the only project in Texas with 4 Globes; The Perot Museum of Nature and Science
- GFF won the *first AIA Dallas Urban Edge Excellence in Sustainable Design Award* in 2007 for Old Parkland
- GFF achieved the *first LEED CS (LEED Core and Shell)* pre-certification for a *high-rise building in Dallas* in 2009



Pizza Hut and KFC Center of Restaurant Excellence

Office Operations

Office Metrics

We track our offices monthly energy and lighting usage, as well as monitor and log temperatures to supplement office comfort surveys. These types of metrics not only help us optimize our work environment, but are a great example to clients of the benefits post-occupancy studies can bring.

Monthly sustainability reports at all office meeting (State of the Firm)

Host a series of meetings facilitated by the Sustainability Committee and several project teams each month to review sustainable design goals and strategies at various stages of project development

Operations Plan

Waste management and recycling policy includes:

- Aluminum cans
- Paper, brochures, pamphlets, newspaper
- Cardboard boxes
- Folders and hanging folders, spiral notebooks
- Magazines and junk mail
- Plastic bottles
- Batteries

Sustainable Operations Policy

- All black and white printers default to double sided, which has significantly reduced paper consumption.
- Outdated material samples are reused or recycled twice annually.
- Computers are either powered down or automatically placed into sleep mode at the end of the day.
- No single-use water bottles are provided in the office. Clients and employees are given reusable cups.
- GFF does not outsource work overseas for a variety of reasons, but in part because we believe it yields a smaller environmental footprint.

Sustainable Purchasing Policy

- Office computers and printers are all Energy Star certified
- Green cleaning products

No smoking policy in office

Indoor bike rack provided for employees or clients

The Hockaday School Science Building



Goals : Future Planning

Communication Strategies for Implementation

- Strengthen our commitment to building better buildings and meeting the 2030 goals and communicate opportunities for growth
- Increase the amount of information regarding project's sustainability goals and successes in our internally produced media and marketing material
- Engage clients before the formal design has begun in discussions that focus on sustainability goals
- Continue to familiarize staff with the firm's efforts and vision regarding sustainability

Internal Operational Goals

- Prepare materials and establish a bank of resources to assist design staff with communication of sustainable building strategies and benefits of green design
- Set up in-house green design competitions
- Create a 2030 billboard in the office for employees to use for collaboration and spreading information to the rest of the firm
- Create office standard specification sections that address minimum sustainability metrics, best practices, and products
- Promote the increased adoption of digital "red-lining" as part of our ongoing effort to reduce printing
- Publish at least six sustainability-focused white papers per year to post on our website
- Create a schedule of monthly meetings for the Sustainability Committee
- All project teams to review sustainable design goals and strategies at various stages of project development



GFF University

GFF Sustainability at home

- Employees walk or bike at least 12 miles a day to and from work
- 34 Tesla solar panels installed at one employee's home to be 71% off the grid
- Many employees have 100% Green Power
- Many employees are composting at home for gardening





Creating Memorable Places

