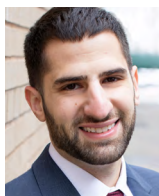




From Across the River:


An Update on the CoreNet NYC Chapter Sustainability Committee's Playbook



By: Sheryl Owen, Founder, Founder of Surrounded by Opportunities (SBO) and Michael Gualano, Facility Operations Manager, Facebook.

Both Sheryl and Michael are members of the CoreNet NYC Chapter Sustainability Committee.

The CoreNet NYC Sustainability Committee is putting together a Commercial Real Estate and GHG (Green House Gas) Emissions Playbook for how the industry can incorporate discussions about GHG emissions throughout each phase of a project's life cycle, from Acquisitions and Leasing to Holding. This playbook is spearheaded by Sheryl Owen and Michael Gualano and they dive into the current stance of GHG emissions accounting and where the conversation should shift in order to address



New Jersey is making strides and has set a goal to reduce their greenhouse gas emissions by 80% from their 2006 levels by 2050.

all GHG emissions. Their suggestions are made with the NYC market in mind. Due to increased regulations and pressure from stakeholders, the commercial real estate industry has been focusing on their operational energy. However, this is only part of the equation when looking at GHG emissions. It highlights the importance of engaging the supply chain as part of the goals for reducing GHG emissions, since 80% of a company's GHG emissions comes from their supply chain. This playbook is for anyone within the industry - from brokers, owners representatives, architects, facility managers and Corporate Real Estate Executives - to identify the best practices and resources needed for them to align with their corporate sustainability goals. New Jersey is making strides and has set a goal to reduce their greenhouse gas emissions by 80% from their 2006 levels by 2050. The New Jersey 80x50 plan identifies the transportation sector as its greatest source of GHG emissions followed by the residential and commercial sectors. To hit these ambitious goals, the commercial real estate industry should identify strategies that can reduce the emissions from their transportation fleets and their building energy use. There is an opportunity for the CRE to identify solutions and be seen as a leader to help address climate change.

Member Spotlight

Brent Kozlowski

Business Development
Manager
Air Force Veteran
BE Furniture



By Kelley Douglass of Holoform

I met this active member and committed volunteer as virtual programming began its wave across the tri-state area. While attending a NJ chapter happy hour hosted by Brent, it was clear this unusual state of isolation would not slow his enthusiasm for his career, the CoreNet family or his natural welcoming personality. He exudes positive vibrations and a "we are in this together" charm.

Brent's journey to the CoreNet NJ chapter began five years ago and he has demonstrated the qualities we need to continue to grow our membership and add value to our members and the CRE community. Brent's focus on getting the job done in all that he takes on is evident in his answer to one of our spotlight questions:

continued on page 9

Don't Miss These Events!

May 12:
CRE Thought Leadership Discussion
"Strategy, Talent, Change and Work(Places)"

May 13:
Women's Group - "Navigating Burnout - Part One"

May 17:
CoreNet Eastern Regional Symposium (ERS) - Virtual

May 24:
Fireside Chat with Jennifer Brown,
Author of "How to Be an Inclusive Leader"

May 27:
Women's Group - "Navigating Burnout - Part Two"

June 17:
Happy Hour - "Inclusive & Equitable Environments in
Real Estate & Construction"

June 29:
CoreNet NJ Golf Outing
at Morris County Golf Club, Morristown

Visit the [events section](#) of the chapter website for more information and to register.

Communications Committee:

Liz Archer, FCA, Co-Chair

Veronica Stampfl, Dauphin, Co-Chair

Tracy Anderson, Skanska

Therese O'Brian, Newmark & Associates

Kelley Douglass, Holoform

Matthew Negron, Dauphin, Advisor

CoreNet New Jersey Podcast Page: CoreNet's Digital Dish



We welcome you to the CoreNet NJ Chapter Education Committee's Podcast series. This series has been designed to introduce to our members and non-members, leaders and

influencers in Corporate Real Estate. The series, in informal conversations, also aims to educate in the relevant real estate industry topics and current workplace strategies.

A Conversation with Kelly Bacon from AECOM on Future of Work



In this podcast, we are pleased to have Kelly Bacon from AECOM as our guest. Kelly is a Global Leader for the Workplace Practice Team for AECOM's Workplace Advisory Group. She brings 22-years' experience in real estate, design, and strategy across a range of market sectors. Her work through the Advisory group combines research, strategy, and spatial concepts for occupants, designers and owners.

Letter from the President

Dear CoreNet New Jersey Members,

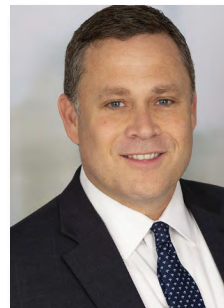
Our 2021 Spring Newsletter is dedicated to the theme of Sustainability/ESG (Environmental, Social and Corporate Governance). Sustainability is a major global challenge and is expected to outsize Covid's impact manyfold. The construction/real estate industry is among the largest contributors in carbon emissions and the built environment is responsible for 39% of the world's carbon emissions. President Biden has set a target for the United States to achieve at least a 50% percent reduction from 2005 levels in economy-wide net greenhouse gas pollution in 2030, and New Jersey has set a goal to reduce its greenhouse gas emissions by 80% from their 2006 levels by 2050.

In this issue, articles focus on what the CRE community can do to help address the impacts of climate change. As suggested by the Turner Construction sustainability team in one of the articles, "as leaders in the industry, we should reflect on our impacts on the built environment. The first step is awareness and educating ourselves on the latest information in the green building industry."

We hope you find value in the newsletter and can take part in some our chapter's upcoming events, which include:

- Jennifer Brown's Fireside Chat on May 24th about her book "How to Become an Inclusive Leader."
- Turner's virtual Happy Hour event on June 17th about "Inclusive and Equitable Environments in Real Estate and Construction."
- The 2021 CoreNet New Jersey Golf Outing on June 29th at the Morris County Golf Club, which will be our first in-person gathering of the season.

Looking forward to a cleaner and greener tomorrow and more in-person meetings in the not so distant future.



Sincerely,

Jeff Weidenborner,
MCR, SLCR, Vestian

President,
New Jersey Chapter
CoreNet Global



New Board Member Spotlight

Karen Ehrenworth

Change Management Leader, Verizon



Karen found her calling in real estate early on when she joined Trammell Crow Residential managing several communities in the Princeton, NJ area. She decided to change careers after getting the bug to work in corporate. Her career went full circle bringing her back to real estate at Tyco International and Johnson Controls. Currently, she is a change management leader with

Verizon's Global Real Estate organization and has found this role to be the most rewarding because it gives her the opportunity to do what she loves... prepare and lead employees through change. She credits CoreNet to her success in the industry... "I am thankful for CoreNet introducing me to all the great people, educational opportunities and support from the corporate real estate community who have supported me along my journey." In her spare time, Karen enjoys spending time with her family, reading, exercising, volunteering, and getting together with good friends.

Member News:



Congratulations to Christopher Donnelly,

VP of Business Development, Donnelly Construction, for completing his Executive MBA from Fairleigh Dickinson University. He graduates in May!!

Don't Miss the Summer Issue of the CoreNet New Jersey Newsletter ...

Coming to Your Inbox Early September!!

EXECUTIVE COMMITTEE:

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Community Outreach

Co-Chairs:

Gary Marx, BlueCap Economic Advisors, LLC

Shane Whelan, KBA Lease Services

7 CRE Opportunities for Acting on Climate Change



By: Thomas Baade-Mathiesen

Our planet is alive and kicking, with, as some prefer to say, a fever. And just like our body kicks out of balance with a rise in temperature, so does the planet. This may seem a little dwarfing compared to fixing an ordinary fever.

So what can you as a CRE professional do about climate change? Climate change is a change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels. The bad news is that it indeed is a big problem, with long complex chains of events between actions and results. The good news is that CRE has a greater seat at the table than you may think: Companies play an outsized role in both creating and solving the problem. And real estate is largely behind the steering wheel of their companies' environmental impact.



As investors, customers, and employees factor sustainability into their buying decisions, so do companies and their real estate teams.

So what can you do? This naturally depends on your function. Yet, whichever part of the real estate cycle you're serving, there's a role for you to play. To get an overview, let's put on the hat of the head of real estate who typically oversees the entire cycle, supporting teams and service providers. That way we can consider each part. Which leads us to the first point you want to be asking yourself, how does what you're working with impact others' parts? Here is a list of guiding questions that can help you think through this:

1. Site Selection

- How are you factoring in the company's climate objectives into your selection?
- How will these objectives matter to the company's CEO in the next five years?
- Which related data and metrics can you collect about sites to help inform better leasing?

2. Leasing

- How do the landlord and the tenant's climate objectives compare?
- Which heavy lifting should be divided and conquered before the lease is signed?
- How do current, and upcoming local laws specifically impact the above?

3. Design

- How will the systems, functional solutions and materials you choose impact the space's carbon footprint?
- How do these tie into the company's climate objectives?
- Which design objectives can you set to support the above, and what steps can you take to design your way there?

4. Construction

- What should be altered in the construction process to give way for sustainable innovations in the design?
- How do you drive competitive pricing on the carbon efficiency of the project?
- What is the carbon footprint of the construction waste and how can you minimize this?

5. Operation

- Are you procuring renewable energy for the site? If so, does help add new capacity to the grid, or does it reduce existing capacity?
- Which metrics are you tracking to help the site run as efficiently as possible?
- How are you training your team to manage these?

6. Decommissioning

- What in your existing site would you be open to use in your new site?
- Which alternative teams and processes can be involved to make this happen?
- Which of your interiors providers offer to pick up what they installed, for reuse?

7. Overall

- What impact does the real estate operation have on the company's carbon commitments, and to what degree?
- What is the timeline for setting / meeting these commitments?
- What is your next step in addressing this?

Once you've discussed these with your team, you'll be one step ahead with developing your take on climate change. And with your new perspective, you'll likely realize that you've opened up new business opportunities in the same go.

Thomas Baade-Mathiesen is a sustainability strategist, Chair of CoreNet NYC's Sustainability Committee, and member of the Steering Committee for Decarbonizing New York City Offices. Feel free to reach him on thomas@baademathiesen.com.

LEED & WELL Certifications and The Built Environment



By Frances Graham,
Sr. Managing Director -
Project Management, Newmark

In this article, "Fran" as she is known by many, muses about a few of the different building certification programs that focus on wellness and sustainability. Fran focuses mainly on the "WELL Building Standard" and "LEED" certifications but there are others such as "FITWELL". Part stream-of-consciousness, part

technical spec, these bullet-pointed elements will give you an overview of the two programs from Fran's perspective.

Why is pursuing a WELL Building Standard® accreditation an important option to you?

- While LEED addresses the building and built space specifications WELL addresses investing in the humans who live, work and play in buildings and is a cost-effective design strategy for better productivity and to enhance the employee experience.
- Each feature of WELL Building Standard is ascribed to the human body systems that are intended to benefit from implementation (11 body systems – Cardiovascular; Digestive; Endocrine; Immune; Integumentary – skin, hair, nails; Muscular; Nervous; Reproductive; Respiratory; Skeletal & Urinary).
- Clean Air and Water are paramount concepts of WELL addressing pollutants.
- Nourishment including dietary guidelines and handwashing and reduced contaminations along with Fitness including design interior circulation (stair design); pedestrian promotion and neighborhood connectivity and bike storage – in light of the belief by some that sitting for more than three hours a day lowers life expectancy by two years!
- Comfort of the occupants through accessibility (ADA most notably); ergonomics (sit/stand desks); interior and exterior noise levels (acoustics) and thermal control (individual).
- Importantly, the Light concept addresses keeping the human circadian rhythm in balance (an internal process that resets the body's internal clock every 24 hours by exposure to light) by enforcing visual lighting design based on the human eye and advocating for light closer to daylight during daytime hours, while indoors stressing the right to light including lease depth ratio 75% of all workstations within 25 ft of windows or atriums with views to the

exterior and 95% of all workstations within 41 ft of same; the outside is brought inside, so to speak.

- The Mind concept addresses the individual through very personal features of health and wellness awareness; company health policies healthy sleep (turn off the noise); workplace family support; self-monitoring; stress and addiction treatment support; charitable contribution of time and talent and material/organizational transparency.
- Biophilic design (which means "love of life"), is how the Mind Concept brings nature into space by providing indoor plant life including living plant walls and outdoor gardens and plantings. Visual acuity is achieved with moving water features. Plants are natural air purifiers that bring oxygen in while cleaning the outside air.
- Between the Lighting Concept and Mind Concept they stress bringing the outside inside to benefit the occupants to improve health, productivity and concentration in fact in a Harvard study noted on top of natural light improved air quality caused mental cognition to soar though natural light improved well-being by 70%.
- Workplace environment is not only a real estate concern it is now part of an overall employee experience and a key factor to attract, engage and retain top talent.
- Workers who spend five hours and 42 minutes at a desk can benefit from having access to natural light – which can have a bottom-line positive impact on employees' work performance, well-being and engagement.

How does LEED AP accreditation help when working on a project?

- LEED provides the framework for healthy, highly efficient and cost-saving green buildings.
- While reviewing a lease it helps to understand the building and what it can offer tenants as they strive to make their spaces sustainable and healthy environments for their employees.
- When working with Landlords and Asset Managers - reviewing buildings and their systems - it helps to give them the information they require to make positive changes and upgrades, which will benefit their buildings and the environment, while at the same time provide cost-conscious solutions.
- Sustainability measures are the only way to save the environment and will deliver great, performance-enhancing workplaces for employees.

continued on page 9

Member Voices: Liz Archer, FCA Architects

"I am glad that FCA is committed to sustainability. We have been seeing an uptick in requests for sustainable building certifications from clients, such as WELL and LEED. We have commercial projects reviewing the requirements for certification right now, some in PA and one in NJ. In addition to the specifications listed in formal certification programs, FCA looks for ways to add sustainable design regularly, such as specifying materials and finishes with low VOC content. Culturally, the firm has a great Sustainability Committee that tracks trends, educates the rest of the design staff and supports employees who are pursuing professional certifications."



EVENT RECAPS

Coffee Chat: **The Life Science Workplace 2021, and the Path Forward**

February 16 • Membership

Life Science has recently become a hot topic of conversation, and our Membership Committee had the pleasure of hosting Corey Hennings, Project Director with Lehrer Cummings for our February 16th event. Corey shared with us his career experience having worked within the pharmaceutical industry in operations. From there, Corey walked us through the landscape and evolution of the life science industry from geographical placement, site selections, design factors, and more. Attendees were then able to interact in various breakout sessions in which we discussed numerous topics around this exciting growth.

CoreNet NJ Virtual Yoga

February 24 • Community Outreach

To promote American Heart Month back in February, the Community Outreach Committee organized a Virtual Yoga session for members. About a dozen attendees were able to start their morning with a soothing and energizing yoga experience led by volunteer instructor Patrice Lange. The virtual session featured beginner to intermediary exercises, stretches, and poses all aimed at promoting a healthy lifestyle. Furthermore, the Community Outreach Committee encouraged attendees and members in general to consider making a donation to a non-profit organization such as the American Heart Association. For more information on the American Heart Association, please visit www.heart.org.

NJ New Economic Development Incentives

February 25 • Education

In February, we were joined by Jay Biggins of Biggin Lacy Shapiro & Co and Anthony E. Pizzutillo, of Pizzutillo Public Affairs LLC to review the newly released New Jersey economic development incentives legislation. Our panelists discussed the opportunities for job creation and retention under the new “Emerge” program, the opportunities for redevelopment under the new “Aspire” program, and the tax credits available for large scale transformative and community anchor projects. Overall, we got a look into what this new incentive package could mean for growth and development for businesses and real estate in New Jersey.

CNG-NJ Happy Hour: SJP Presents: **“M Station”**

March 4 • Membership

The membership committee hosted yet another successful Virtual Happy Hour event on March 4th, 2021. With nearly 70 members in attendance Peter Bronsnick, President of SJP Properties provided an elaborate presentation on their Premier Class A office space known as M Station located in Morristown, New Jersey. M Station is perfectly positioned to tap into the world class Morris County labor pool and the breadth of amenities that make Morristown one of the most popular, vibrant, diverse and livable towns in Northern New Jersey. With walkable access to great restaurants, bars, housing, hotels, fitness centers, shopping, and the arts, this location is perfectly suited to attract and retain employees who want more than a traditional suburban office setting. This unique location will connect employees to an unrivaled energy and an active community alive with progressive leadership, diverse culture, year-round events and deep American history.

Book Club Series: **“How to Become an Inclusive Leader”**

March - May • Education

The Education Committee is very excited about launching their first book club event of the year. Since this is a new program event, it felt appropriate to kick things off with Jennifer Brown’s (she/her/hers) book “How to Be an Inclusive Leader”.

Diversity and Inclusion are very important in the workplace. We learned that anyone can be an inclusive leader and should be an inclusive leader starting with truly understanding how to support inclusion. Jennifer Kozicki did an excellent job leading everyone on the Inclusive Leader Continuum journey as we learned about the four stages: Unaware, Aware, Active, and Advocate. She prompted our discussions with questions that encouraged everyone to reflect privately and feel comfortable to share their stories. Everyone felt the conversations to be an insightful experience. One of the most valuable take-away is that inclusion is a daily practice.

Coffee Chat: **A Look at the Economic Recovery Act of 2020**

March 16 • Membership

One of the most important understandings during any development always leads back to funding. Our Membership Committee hosted an informative session on March 16th with Guest Speaker Chris Murphy, Partner with Murphy Schiller & Wilkes. Chris detailed for the group a higher level look at some of the various new incentives programs that are being released in replacement of the well-known GrowNJ program. This new program, known as the Economic Recovery Act of 2020, features various unique incentives for developers and potential corporations looking at New Jersey as a place to call home the ability to take advantage of. Attendees were able to interact in various breakout sessions in which we discussed how these programs might start to affect our upcoming project and more.

EVENT RECAPS

Lunch & Live: Mental Health Awareness for Future of Workplaces

April 7 • Membership/Women's Group

Continuing to work from home, heading back to the office, or planning to just be in a few days a week. Everyone in the world is facing the thoughts and feelings associated with the soon to be return to work programs being brought to life each day. The Membership Committee was proud to host the first of a two part series focusing on the importance Mental Health will play as we all return to work. Guest Speaker Ricardo Zulueta, the Founder of Start Day One, provided attendees an in-depth overview of some of the stigmas associated with Mental Health and how to improve your sense of empathy and understanding as we re-enter the workplace. The series touched on various aspects associated with the WELL standard of design in workplace design and brought to life a clear understanding of some unique things to think about as the road through the pandemic continues.

Lunch with a Leader Featuring Kelcia Azevedo

April 8 • Young Leaders

During the April 8th Lunch with a Leader, our young leaders had the pleasure of getting to know Kelcia Azevedo. She's currently the Regional Head of Corporate Real Estate for Macquarie Group, responsible for the management of the company's office portfolio across the Americas, overseeing real estate transactions, project management, workplace strategy and operations.

And with her 9 years in the industry, we had the chance to ask her questions, get tips on how to find a great mentor and gather new ideas that we can now utilize in our own job areas.

It was a chance to get a Master's degree in learning how to navigate the world of Corporate America. Thank you so much Kelcia, we look forward to having you again.

Coffee Chat: An Update of Development at Fort Monmouth

April 15 • Membership

The Membership Committee was proud to host a wonderful panel discussion moderated by Catherine Timko of The Riddle Company. Catherine led a panel which included Steve Denholtz, CEO of Denholtz Properties as well as Sarah Giberson and Kara Kopach of the Fort Monmouth Economic Redevelopment Authority (FMERA). The event provided attendees a well-rounded understanding of the various completed, newly acquired, new opportunity, and under development projects located within the Fort. Attendees were able to ask various questions about the inner workings of the redevelopment process including acquisition, approvals, dispositions, and more. One of the interesting topics included how COVID has affected the development of the Fort and what that might mean, what the absorption of tenants, visitors and property owners might look like. Fort Monmouth has an exciting future ahead and we look forward to some more wonderful events related to the Fort to come!

Virtual Audible Innovation Cathedral Tour

April 16 • Education

The Education Committee held a virtual tour of Audible's newest office space, an adaptive reuse cathedral turned into an innovation hub in Newark, NJ. We were hosted by Ms. Jennifer Kozicki, a workplace architect for Audible, as she brought attendees throughout the space to present a history of the building, renovation details, amenity spaces, as well as trivia related to the space. The office was designed to inspire employees through architecture, interior design, and campus amenities (including an on-site bowling alley!).

Lunch & Live: Mental Health Awareness Part II: 5 Daily Exercises in Gratutide

April 21 • Women's Group

Member Voices: Jennifer Taranto, Structure Tone

"The unseen disruptor of the last year is the leaps that have been made with respect to sustainability, health and wellness in our built environment. Our clients are doubling down on third-party green certifications like LEED, WELL, and Fitwel. Simultaneously, our client partnerships are going beyond the ordinary by addressing topics like the embodied carbon of building materials, managing the carbon of our jobsite operations, feeding manufacturer take-back programs to create truly circular material systems, and leveling the playing field by addressing social issues like equity in the supply chain. The built environment has a large part to play in reducing an organization's carbon impact and overall health risks."



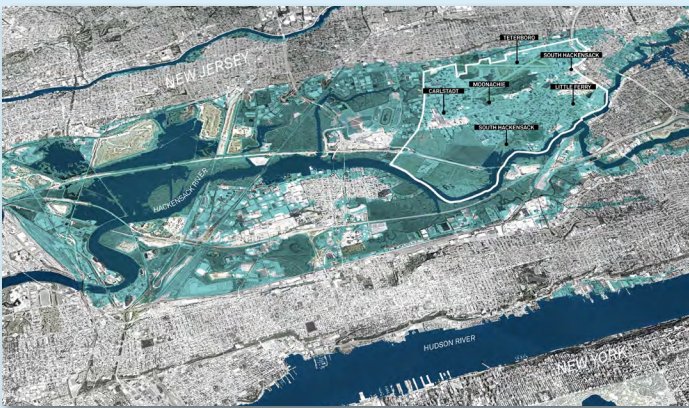
AECOM Launches “Sustainable Legacies” ESG Strategy

To align the ESG initiatives underway across its business and deliver positive, impactful, and sustainable legacies for clients, communities, and the planet, AECOM recently launched its new [Sustainable Legacies](#) strategy.



Sustainable Legacies not only builds upon previous momentum AECOM has built in this space but also establishes new goals for the company to become a more responsive, accountable, and responsible global enterprise – leading by example and helping clients meet their own ambitious targets.

AECOM’s Sustainable Legacies strategy is broken into four themes: embed sustainable development and resilience across its work; improve social outcomes with a greater focus on equity, diversity, and inclusion; achieve net zero carbon emissions; and enhance governance by assessing ESG risk and reporting.



In the Metro NY region, AECOM’s ESG work is prevalent – particularly on resiliency projects that are helping to reduce the risk of major weather events, make recovery times faster, and assess vulnerabilities to climate adaptation strategies.

In New Jersey, AECOM is working on several Rebuild by Design projects. In the aftermath of Superstorm Sandy, the [Rebuild by Design](#) competition promoted development of

resilient projects. Today, Rebuild by Design uses collaborative problem-solving to help communities build resilience.

One such project is in the [Meadowlands](#), an area of wetlands that are low-lying and flood-prone, with aging stormwater infrastructure. The Meadowlands are also home to critical power, wastewater treatment, and transportation infrastructure. The goal of this project is to enact a comprehensive watershed strategy to make the region more resilient.

AECOM is also working on [Rebuild by Design’s Hudson River](#) project in Hoboken. Once marshland, the city is susceptible to flash floods and storm surges. The project aims to manage stormwater from flooding using hard infrastructure and soft landscape, such as permeable paving, rain gardens, and rainwater storage.



In New York, AECOM is currently performing work on the [Brooklyn Bridge – Montgomery Street Coastal Resiliency](#) project, which includes final design on a flood barrier composed of deployable flip-up flood panels. Once complete, this work will protect the highly vulnerable neighborhood from the effects of storm surges.

In addition, the company is redesigning Wagner Park as part of the [South Battery Park City Resiliency project](#) in order to protect the low-lying areas of Battery Park City, the World Trade Center, and the Brooklyn-Battery tunnel. The flood protection system is weaved into a newly elevated park, pavilion, and deployable flood panels.

In lower Manhattan, AECOM led a consultant team conducting a [Climate Resiliency Study](#) on behalf of the City. The team developed a long-term strategy for protecting the area from climate change by evaluating risks, vulnerabilities, and protection strategies.

To learn about additional resiliency work and ESG information, visit AECOM’s Sustainable Legacies site: <https://publications.aecom.com/sustainable-legacies/>.

Caught in the Act of Caring



FCA recently held a 50-50 raffle and raised several hundreds of dollars. The winners were announced at a company wide virtual “game night” event. Half of the ticket sales went to a lucky FCA employee and half went to charitable organizations in the cities where two of FCA’s offices are: [Philadelphia’s Covid19 Emergency Rental Assistance Program](#) and [New York City’s COVID-19 Emergency Relief Fund](#).

LEED & WELL Certifications and The Built Environment *continued from page 1*

- Tenants are proud to acknowledge they are working in spaces that meet criteria for sustainable and healthy environments.
- Clients are looking for partners in their business relationships who are are thinking of the future and saving the environment.

Are there any innovative options to look at above and beyond what LEED offers in this post-COVID world?

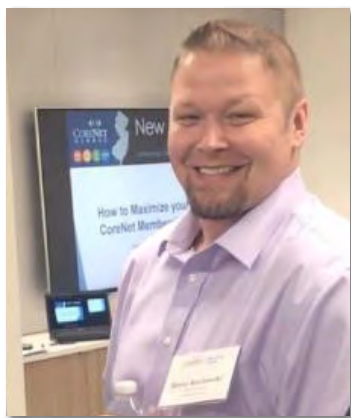
- Divert demolition waste and utilize take-back programs from manufacturers.
- Contribute to the circular economy by recycling GWB scraps and carpet scraps from the construction.
- Reduce plug loads – look into enterprise plug load management systems.
- Reduce the embodied carbon of the materials used.

- Select materials with health and wellness in mind – look to eliminate red list chemicals or other toxins.
- Increase ventilation, if possible 30% above ASHRAE standards.
- Increase filtration – aim for MERV 13 filters.

Leadership in Energy and Environmental Design (LEED) is a building certification process developed by the [U.S. Green Building Council \(USGBC\)](#), a non-profit organization (not a government agency) headquartered in Washington, D.C. <https://www.usgbc.org/leed/why-leed>

*Founded by The International WELL Building Institute, the **WELL Building Standard®** is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind. <https://standard.wellcertified.com/well>*

Member Spotlight *continued from page 1*



The best piece of advice I ever received was...

Do the work others aren't willing to do and you'll have the things others will never have.

When asked about Brent his colleagues' responses were, a “whirlwind of energy and attitude” and “if it needs to get done, ask Brent”.

One of the New Jersey chapter's leaders, Liz Archer, had a lot of great things to say about Brent:

“I know Brent Kozlowski from our volunteer work together for CoreNet NJ. We met way back in 2016 at a CoreNet event in Red Bank. Dawn Arrabito introduced us. He told me he is a former Metal Band singer and it caught me off guard at first but things like that and his successful time in the armed services are all part of his personal brand and charm. About a year and a half ago, my committee co-chair, Brooke Dubinski and I invited him to join the



and made us all feel welcome and connected during the Pandemic. Hosting CRE industry stars and leading us through networking, he's become a real asset to the Chapter and Brooke and I were happy to nominate him to serve on the Board of Directors.”

Brent's reputation speaks for itself, we are all so glad he is part of the fabric of CoreNet NJ chapter's CRE community.

Membership Committee and we found Brent to be an enthusiastic, positive, loyal, hardworking, inclusive team player who ‘gets it done’. He also has a fantastic industry network and when I posted on LinkedIn that he was joining our committee, we got over 100 ‘likes’ in two days. Brent's natural stage presence made him an obvious choice to be our Virtual Happy Hour Series Host and his kind demeanor put folks at ease

Reducing Carbon Emissions in the Building Industry

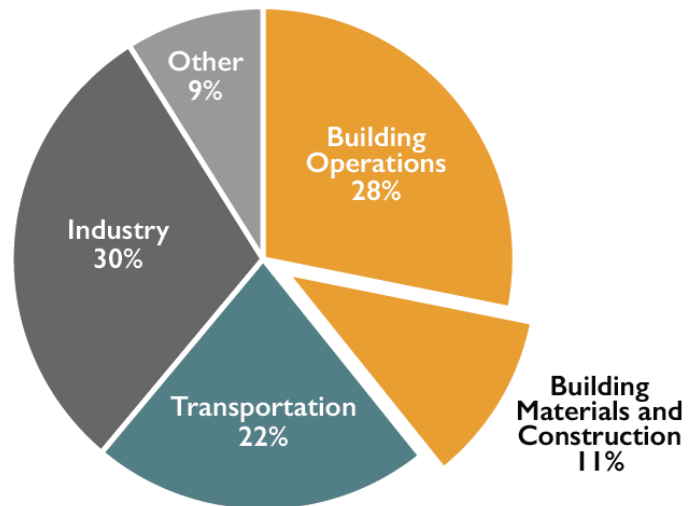
By: Dailyn Brook - Turner New Jersey Sustainability Manager
and Kayla Reddington - Turner Regional Sustainability Manager –
PA & NJ

The built environment is responsible for 39% of all carbon emissions. This includes operational emissions, construction emissions and material sourcing and manufacturing emissions. While the building industry is well aware of our impact on the environment, the market and regulatory agencies have primarily focused on the operations of our buildings. High performance buildings have contributed, and will continue to contribute to the decarbonization of the built environment, however when evaluating the carbon reduction over the lifespan of a building, as well as considering that the grid is continuing to improve on its utilization of renewable energy, it becomes apparent that the building industry needs to also focus on the initial carbon impact of our projects. This is often attributed to the embodied carbon of our materials. See image below for the relationship between embodied and operational carbon over the lifespan of a new building.

Embodied carbon is the sum impact of all the greenhouse gas emissions attributed to the materials throughout their life cycle (this includes extracting from the ground, manufacturing, construction, maintenance, and end of life/disposal). According to the World Green Building Council, the global building stock is expected to double in size as the population approaches 10 billion people, and decarbonizing the building sector is one of the most cost effective ways to mitigate the effects of climate change.

The most important part of reducing embodied carbon is material selection, choosing products with less carbon emissions through the life cycle than others. In order to select the right material, we must first be able to measure a product's impact to help make educated decisions. Environmental Product Declarations (EPDs) are an

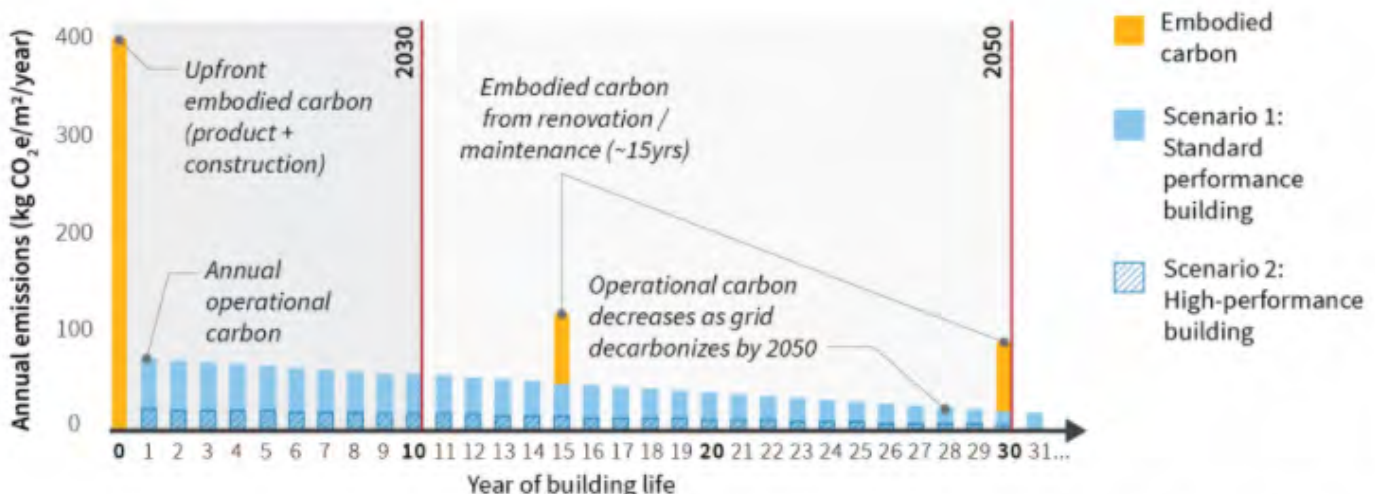
Global CO₂ Emissions by Sector



Source: © 2018 2030, Inc. / Architecture 2030. All Rights Reserved. Data Sources: UN Environment Global Status Report 2017; EIA International Energy Outlook 2017

independently verified and registered document that communicates transparent and comparable information about the life-cycle environmental impact of products. As city and state policies and codes continue to change, obtaining EPDs for our building products will become of increased importance in order for architects and engineers to make data driven decisions.

As it relates to reducing embodied carbon with material selection, much of the industry is focused on the core and shell, namely steel and concrete due to their high carbon content as well as large material volume compared to other construction materials. However, like the operational carbon impact, we need to consider the building life span. The core and shell components of a new building often last the full building life span of 50-60 years, while the interior components have a much shorter life span since they are often replaced during tenant improvements. [See image below for graphical representation of this life span analysis]. Therefore, we still need to consider the environmental impact of our interior components such as aluminum, furniture, carpet, insulation, and



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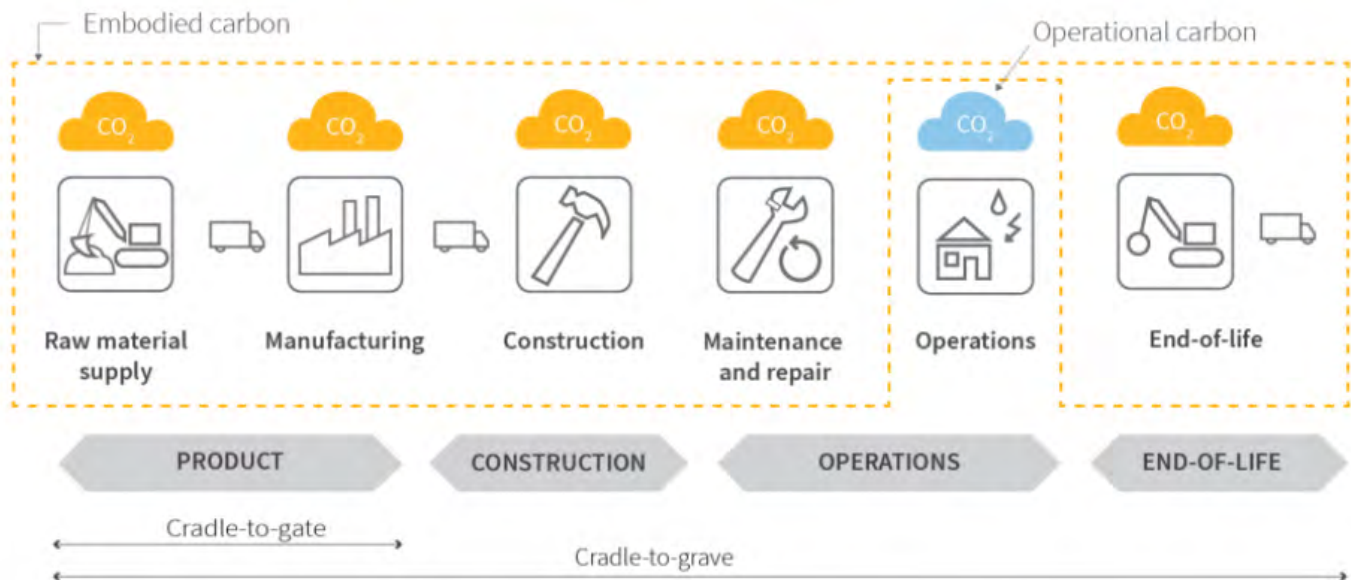


Image: Carbon Leadership Forum

plastics. Many companies have already taken significant steps toward reducing their environmental impact such as Interface who was the first North American carpet manufacturer to publish EPDs, and now has EPDs for 99% of their products globally.

At Turner Construction, we have been committed to becoming a greener builder for over 15 years. We believe in utilizing our technical expertise to create a healthy, prosperous, and sustainable future for our people, clients, and the environment. We have committed to:

- Reduce the greenhouse gas emissions and water consumption of our on-site construction operations by 50 percent by 2030.
- Protect and promote personal health and safety during the construction process by increasing our technical expertise in resiliency to support critical decision-making to provide for the

long-term comfort, livability and sustainability of buildings and communities.

- Grow the knowledge and experience of our people in innovative green technologies and processes to achieve the environmental goals of our projects.

As leaders in the industry, we should reflect on our impacts on the built environment. The first step is awareness and educating ourselves on the latest information in the green building industry. Once we can understand and measure these impacts to our environment, we can then strive to make measurable changes to reduce our carbon footprint. If we integrate environmental impacts as a fundamental component in the decision making process we will begin to see the much needed shift toward a more sustainable future.

CONCEPTUAL CARBON TIMELINE

Office building with an estimated 60 year life span and regular 15 year tenant improvement upgrades

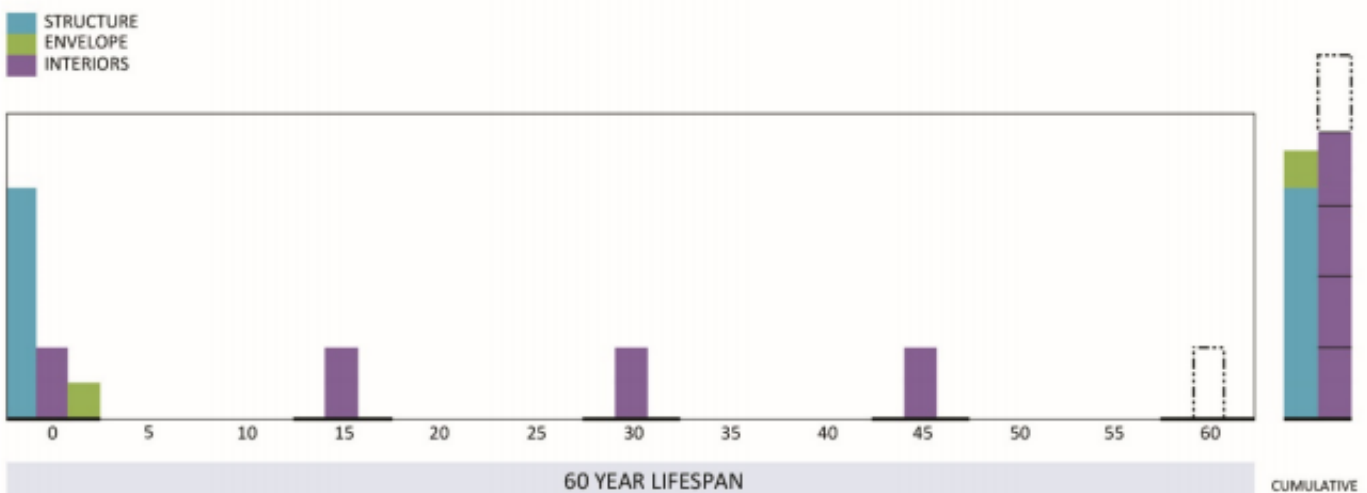


Figure 1. Conceptual embodied carbon impact of a 60 year office building over its lifespan, Nic Kaspereen, HPS

Call for Volunteers

CoreNet New Jersey is looking for eager volunteers... and we need YOU! There are many ways to get involved such as helping a [committee](#), presenting or organizing a webinar, writing an article for the newsletter, and more. [Contact us](#) today and get involved.

NOTE: You must be a CoreNet member to volunteer for a committee.



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