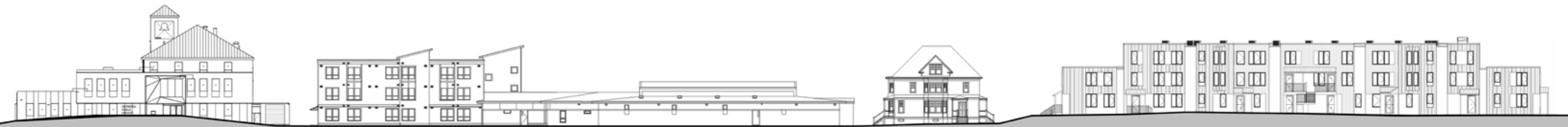


# SUSTAINABILITY ACTION PLAN 2025



WW

# PREFACE

## WHAT A DIFFERENCE A YEAR MAKES

West Work publishes our SAP annually with optimism. As the firm's leading half-empty, I can be counted on to point out the year's worst news. I argue that this "preventive worrying" makes us stronger, but no one buys that. Our firm has had a successful year due to the hard work and dedication of a talented team, and I am profoundly grateful. The following pages prove that we are making progress, meeting past goals and setting new ones.

This time last year, we watched the Department of Government Efficiency dismantle agencies. Climate Change as a term was scrubbed from federal websites, and the America First agenda seemed at odds with proven environmental science. At the time, I believed that no conservative program could truly undermine the foundations of ongoing research and development. US presidential administrations will come and go, but the Big Hairy Audacious Goals like the AIA 2030 Commitment will endure – even if it takes us until 2050 to get there.

Fast forward a year, and the belief in US ingenuity seems quaint. Architects are navigating an unprecedented combination of pressures, including threats to our educational pipeline, federal aesthetic mandates, tariff-driven construction cost volatility, and climate funding uncertainty. If that's not enough, add the blistering pace of artificial intelligence development, which brings short-term technical gains and productivity, but conveys growing anxiety about the profession's future.

**The Architecture Degree Reclassification** may be the year's most alarming development. Under the One Big Beautiful Bill Act, architecture is no longer a **professional degree**, something I learned last fall while walking my dog. A neighbor asked me if I was losing my architectural license now that Architecture is not a profession. I had no idea what she was talking about. An internet search proved that starting July 2026, architecture graduate students are capped at borrowing \$20,500 per year in federal loans. That is the lower tier for borrowing, rather than the \$50,000 available to professional degree students.

Architecture's pipeline will suffer. The profession already struggles to attract minorities and under-represented groups, and architects have little agency to shape public opinion. The AIA strongly opposes the reclassification, but the threats of reduced enrollment and talent drain hardly made the headlines.

**Federal Policy & the Administration** have taken the wrecking ball to the Kennedy Center, the White House East Wing, and the Executive Office Building. On August 28, the President signed an executive order "mandating that Federal public buildings, such as courthouses and government office buildings, embrace classical architecture to honor tradition, foster civic pride, and inspire the citizenry." The order affects any federal public building costing more than \$50 million. The General Services Administration (GSA), the agency of the US government that manages federal properties, has been directed to actively recruit firms with classical experience. GAS's internal design staff must have formal training in the classical orders. This kind of rigid aesthetic mandate recalls huge crowds of stiff-legged marchers, goose stepping in unison.

**Tariffs and Labor changes** made by the administration are increasing the cost of construction. The administration's 25% tariffs on imported steel and aluminum, which took effect in March 2025, drove upward the costs of building materials, and extended the time required to buy them. On a construction site, time is real money. The longer the schedule, the more expensive the job.

Immigration enforcement means that there are potentially fewer people available to work on construction sites. With fewer trades people and laborers, the hourly cost of the work rises. The Trump Organization started four generations ago as a real estate development company, so the President certainly knows the implications of restricting supplies and reducing labor pools. I've heard him say that these moves support a pro-growth plan, but the policies are certainly raising costs of both materials and labor at a time when the construction industry is struggling with shortages.

## ENDING ON A POSITIVE NOTE...

**Frozen Climate Funding**, which directly affects West Work's practice, has not gotten better. 2025 saw a rollback of climate programs and freezing funding. However, we are fortunate—very fortunate—to live in Massachusetts, where municipalities and state programs incentivize carbon reduction and improved building performance. Several of our clients were successfully funded by the state's Executive Office of Housing and Livable Communities One Stop program. We have been direct beneficiaries of agencies like MassCEC who fund and support the growth of the clean energy sector. Organizations like BE+, NESEA, and PH Mass offer low-cost education, training, and networking, allowing West Work to evolve our skills and approach, so that we can better serve our clients.

This Sustainability Action Plan is a report card and an evolving roadmap. As we renew our pledge to support the 2030 Challenge, we are reminded of the past gains, areas for improvement, and the work ahead of us.

**-Katherine W. Faulkner, FAIA, LEED AP, CPHC**  
Founding Principal

<https://www.whitehouse.gov/fact-sheets/2025/08/fact-sheet-president-donald-j-trump-directs-administration-to-make-federal-architecture-beautiful-again/>



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<FBMS Plymouth Housing HRC  
16 Housing Units & Shelter

SUSTAINABILITY ACTION PLAN

At West Work,  
**sustainability** is  
a commitment  
to design that  
meets current  
human needs  
while anticipating  
the necessities of  
future generations.

This Sustainability Action Plan (SAP) is a roadmap for our AIA 2030 Commitment with the following goals:

- Hone the specific path toward carbon neutrality.
- Define near and long-term actionable goals.
- Communicate best practices to our clients and peers.

Together, we developed this plan from lessons learned, staff input, and our collective experience.

This living document is updated annually.

# VISION

All projects, whether new construction or renovation, have the obligation to carry the smallest possible carbon footprint.

West Work, from its founding, has been dedicated to Carbon Free Boston, the City pledge to become carbon neutral by 2050.

We strive to achieve zero energy in new construction, meaning that the building produces the same amount of renewable energy that it utilizes; and zero energy overtime (ZOT) in renovation projects, where a building's deep energy retrofits happen over longer period of time, often coordinated with necessary upgrades that should occur as a building ages.

## BE+ AWARDS DESIGN COMPETITION | 2025 >

27 George Street transforms the former Golden Senior Living Center into 50 units for family shelter. Closed since 2022, the building is projected to reopen in 2027 with all-electric heating/cooling and domestic hot water, community kitchens and laundry on each floor, play spaces for children, and support services.

WEST WORK

# 27 GEORGE ST ADAPTIVE REUSE

27 George Street transforms the former Golden Senior Living Center into 50 units for family shelter. Closed since 2022, the building is projected to reopen in 2027 with all-electric heating/cooling and domestic hot water, community kitchens and laundry on each floor, play spaces for children, and support services.

Conservatively there are 4000 families and many thousands more individuals without a permanent place to live in Massachusetts. Fortunately, the region has several mission-driven non-profits providing emergency and supportive housing with the services needed to reach stable self-sufficiency. But the organizations are strained by the time and expense required to acquire the properties, secure permits and funding, finally move through the stages of construction.

Efficiencies can be gained with the adaptive re-use of existing buildings. Like many retrofit shelter projects, 27 George highlights the potential for package terminal units (PTACs/PTHPs) to cost-effectively condition the living spaces and reduce installation time. But package units can be a hard sell. Infamous for their loud noise, inefficiency, and leakage, PTACs have long been considered the bottom rung of mechanical equipment. It is generally assumed that they cannot meet performance targets, and with their through-wall installation, PTACs cannot pass a Home Energy Rating System (HERS) inspection. However, with appropriate specification, proper installation, and regularly scheduled maintenance, PTACs can meet energy code and potentially approach passive house performance. Other project amenities include rooftop solar, energy efficient windows, a tight insulated building envelope, and supplemental roof insulation.

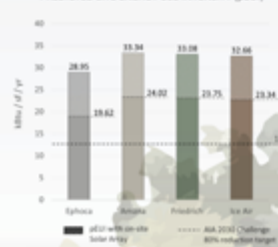
### IN SEARCH OF THE MAGIC BOX

Design competitions often elevate the potential of an integrated mechanical system that combines heating, cooling, and ventilation, otherwise known as the Magic Box. Attached to the side of a building, such a thing would save us from having to snake tubes and lines through walls and structure. Another notion of the Box stores all the energy from the day's sunlight into a battery for later use. To some extent, these things exist, but they are far from the norm.

### SPEC COMPARISON

	Amana	Friedrich	Ice Air	PTAC Ephoca
model number	ph 123/2000	ph4000	3000/5000	ang1001h1-3
voltage	208v	208v	208v	208v
heating type	heat pump	heat pump	heat pump	heat pump
electric resistance heat option	yes	yes	yes	yes
evs (evs target)	n/a	n/a	n/a	optional (10-30 chd)
fresh air	optional	optional	optional	optional
cooling capacity (btu/h)	12,000 btu/h	8,400 btu/h	9,000 btu/h	15,000 btu/h
heating capacity (btu/h)	11,000 btu/h	8,500 btu/h	8,700 btu/h	9,100 btu/h
energy efficiency ratio (eef)	11.5	12.1	11.4	11.4
coefficient of performance (17°/40°)	3.5	3.51	3.8	2.38 / 0.45
noise level	25 db	25 db	10db (if soundshield inc.)	27db
warranty	1 - 5y	2 - 5y	1 - 3y	10y

### PREDICTED SITE ENERGY USE INTENSITY (eUI)



### CAUSES OF HEAT GAIN

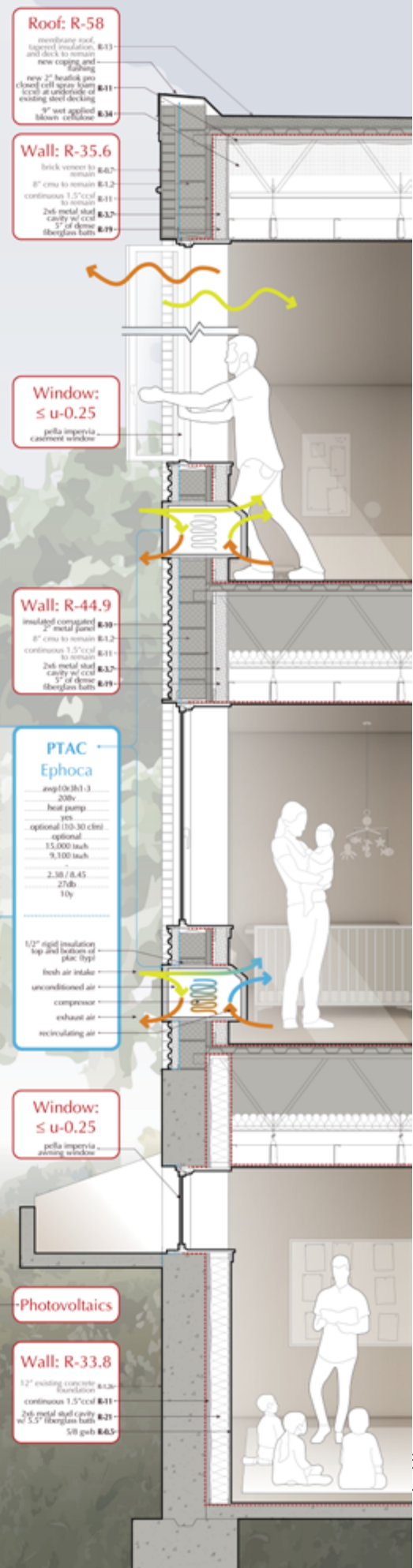


### CAUSES OF HEAT LOSS



### PROJECT TEAM

Owner: Father Bill's & MainSpring  
 OPM: Waypoint KLA  
 Architect: West Work  
 Civil: DeCelle Burke Sala  
 Structural: TYLin  
 MEP: GGD  
 Energy: West Work  
 Code: Hastings Consulting



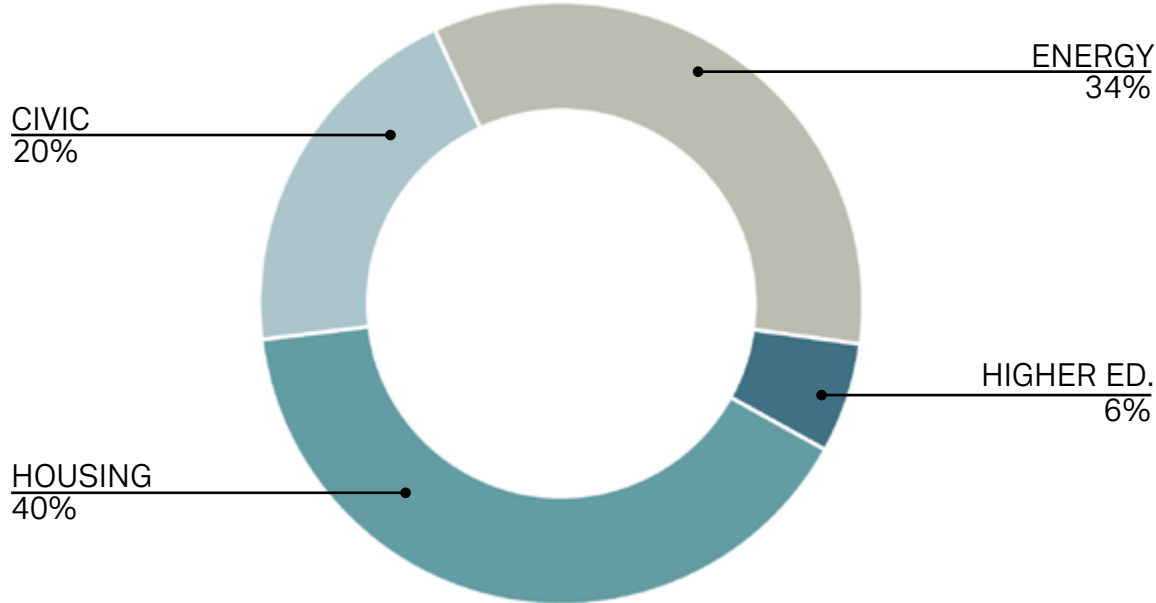
# FIRM BACKGROUND

West Work (WW) is a design collaborative that pursues architectural beauty in the context of human well-being, carbon reduction, with the efficient use of material and financial resources.

Located in Boston, we integrate architecture and energy design to be intrinsically inseparable.

Our portfolio of expertise includes new construction and retrofits of residential, higher education, and civic spaces. Much of the residential work is affordable and in service of transitional housing.

WW PROJECTS (2025)



WEST WORK



Elevation Study for a Library - Drawing by OverUnder



Softball Field Updates



NHS Quincy St, Design & Development



Orchard Gardens Site B Exterior



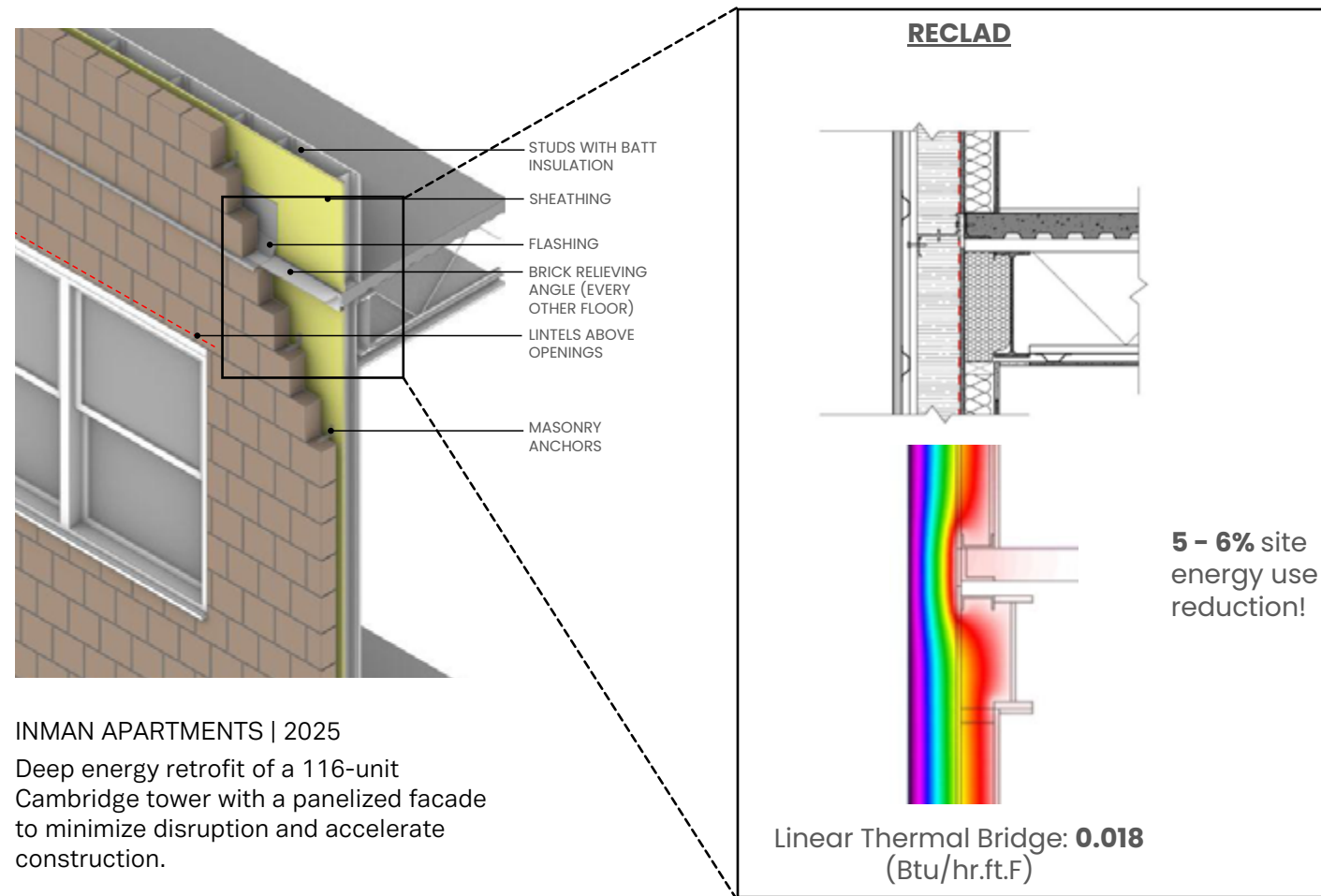
George St. Supportive Housing

# ENERGY PERFORMANCE

**Our projects achieve more than 62.90% of Energy Use Intensity (EUI) reduction.**

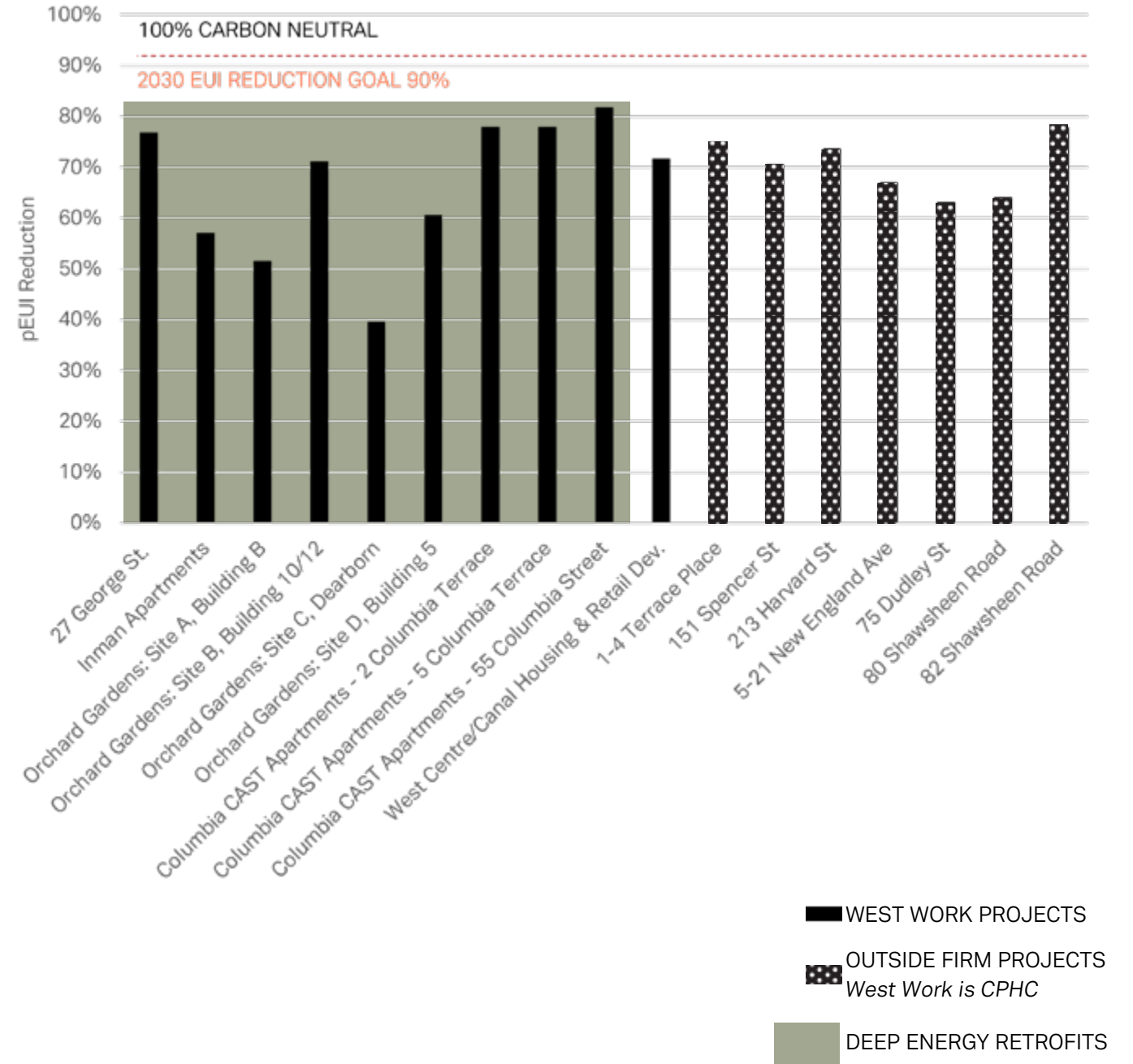
West Work performs energy modeling to evaluate the efficiency of buildings, ensure compliance with local and global standards, and ensure energy cost optimization.

Through energy analysis, we offer clients different design scenarios, equipping them with knowledge needed to make informed decisions about costs and energy reductions.

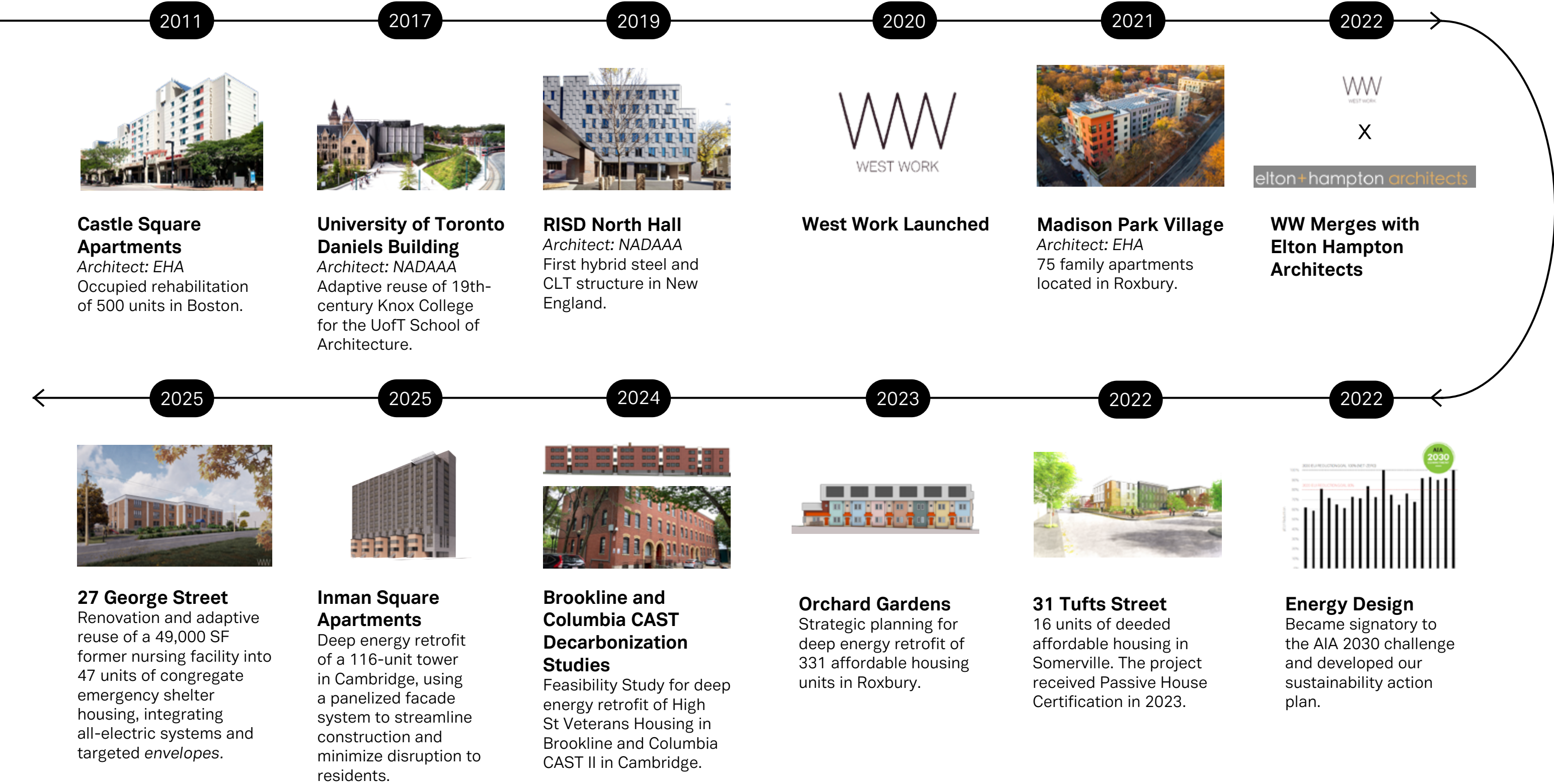


**INMAN APARTMENTS | 2025**  
Deep energy retrofit of a 116-unit Cambridge tower with a panelized facade to minimize disruption and accelerate construction.

**PROJECT EUIs (2025)**

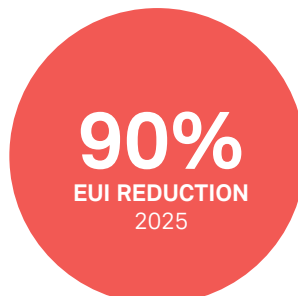
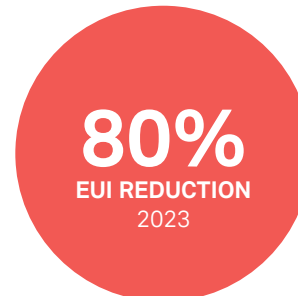


# COMPANY MILESTONES



# OUR COMMITMENT

We commit to carbon neutrality by 2030.



West Work has been an AIA 2030 Challenge signatory since 2022, along with over **1,350** other Architecture firms nation-wide, with a shared goal of achieving net-zero across our portfolios.

The AIA maintains its goal of limiting global warming to 1.5°C over a long-term global average—a target set during the 2015 UN Climate Change Conference and stated in the Paris Agreement. Though the US withdrew from the Paris Agreement in January 2025, we invite you take part in the solution and pursue carbon neutrality!

### FBMS STOUGHTON MOTEL >

The Stoughton Apartments are the conversion of a motel and single family home into 24 units of supportive housing. With no increase in footprint and a full conversion to electrical systems, the project can be a model for middle scale housing development.



# OUR YEAR IN REFLECTION

## By the numbers.

Our 2025 achievements can credit the dedication and hard work of our team—both long-standing members and new additions. A heartfelt thank you and well done to everyone.

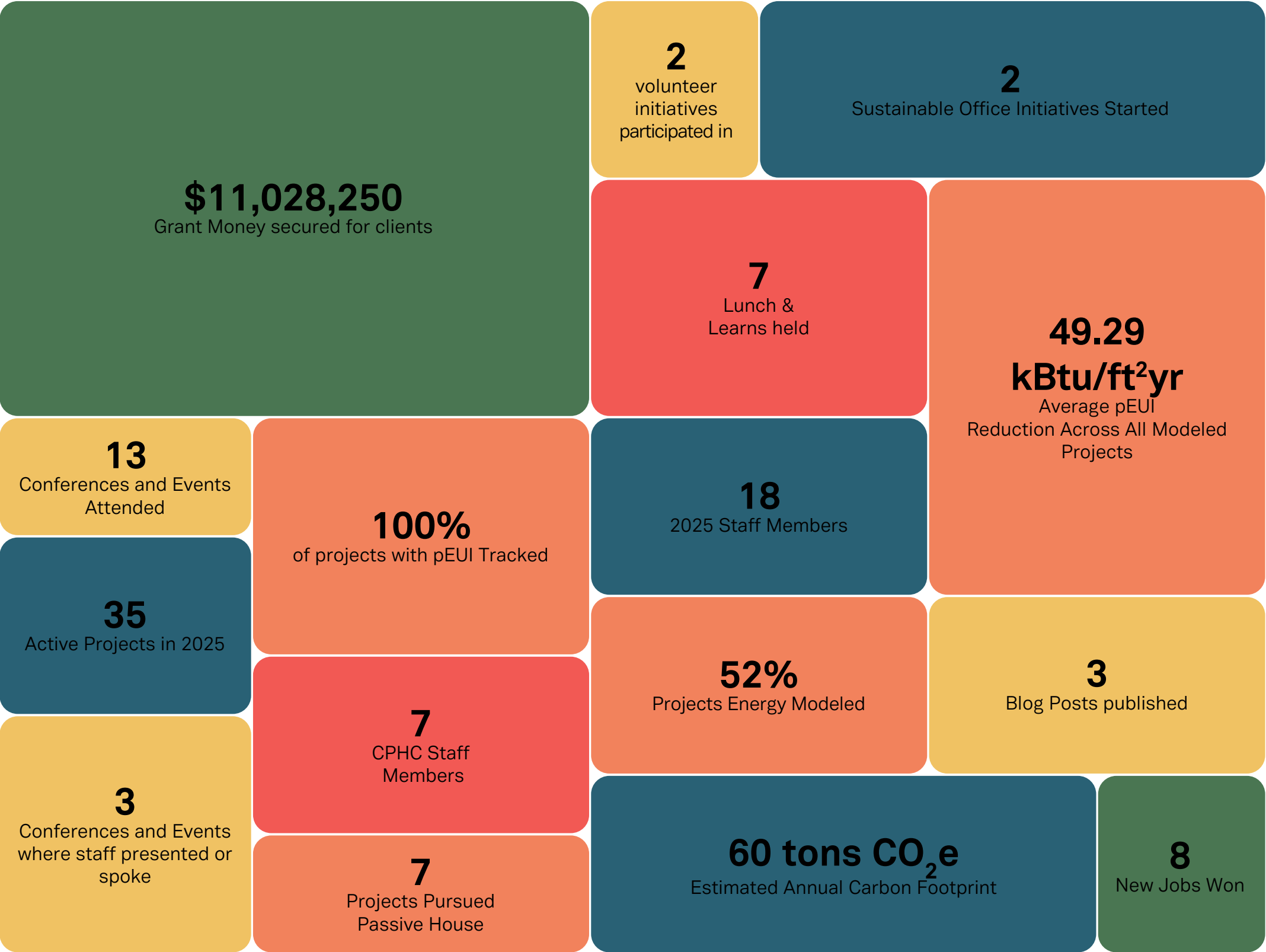
Not everything we hoped to achieve came to fruition. Progress isn't always linear.

West Work enters a new year with renewed ambition and a shared commitment to improving the built environment. The team remains steadfast in aligning our actions with our values, standing in solidarity with our professional peers and clients.

Additional updates from 2025 can be found throughout the "The Plan" section of our report.

Thank you to:

- Katherine Faulkner, FAIA, LEED AP, CPHC
- P. Nick Elton, RA, LEED AP
- Mike Marotta, RA, LEED AP, CPHC
- Haydee Casellas, RA, NCARB, CPHC
- Elizabeth Hauver, CPHC
- Richard Lee, NCARB
- Aatman Modi, CPHC
- Maxwell Altman
- Ryan Mullen, CPHC
- Noah Anderson, RA, NCARB
- Jae Chun
- Shanice Lam, CPHC
- Emily Hu
- Mike Bova
- Nate Power, Intern
- Ethan Baum, Intern
- Sarah Lahmadi, Intern
- Afomia Hunde, Intern

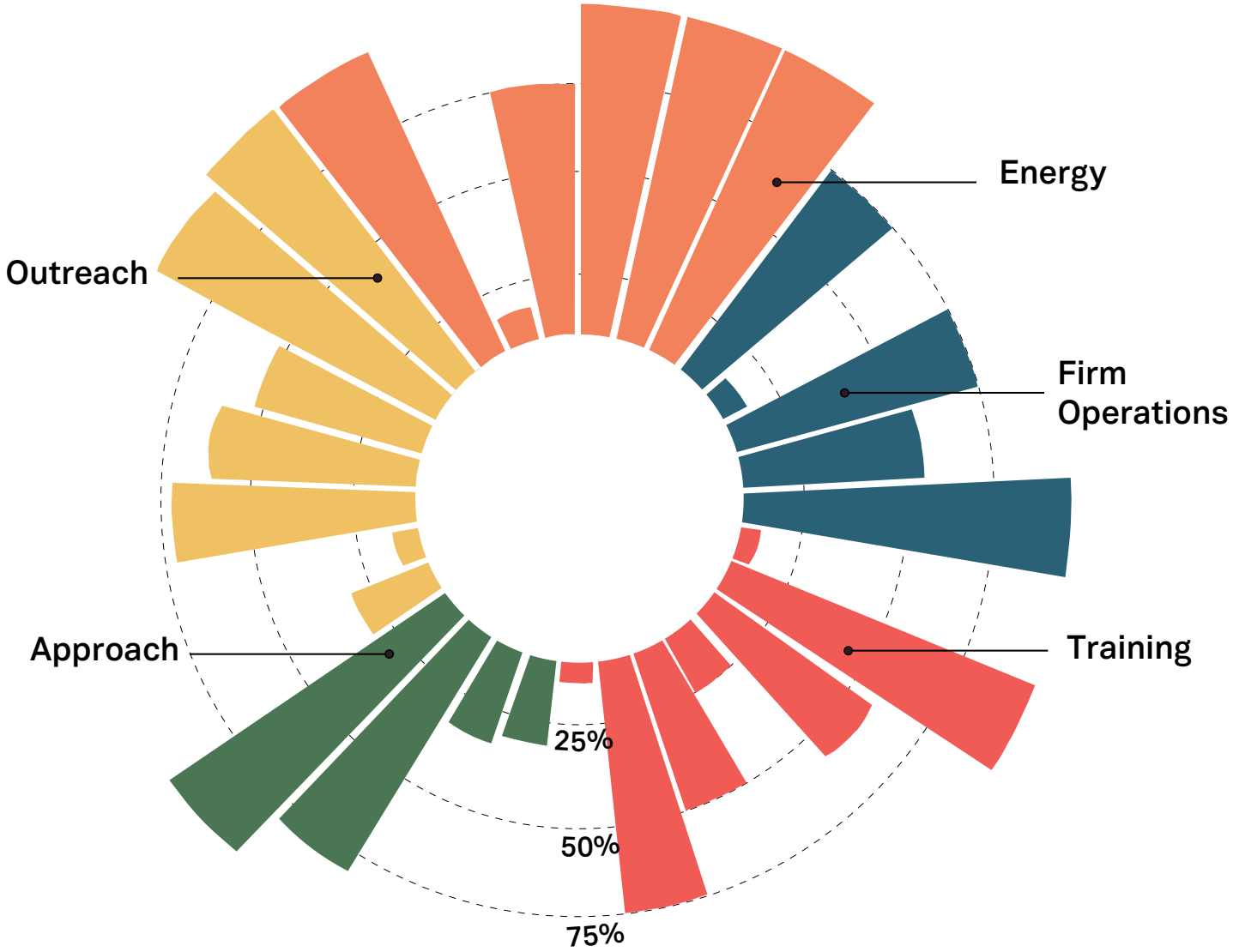


Key statistics from last year's performance are highlighted on the right>

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## KEY IMPACT GROUPS



2025 KEY IMPACT GROUPS DIAGRAM  
 A visual expression of West Work's 2025 dedication and strides in the five key impact groups found on the following page.

# PROGRESS REPORT CARD

We've evaluated our progress across 5 key impact areas. Since launching the plan 2 years ago, we've made strong strides in Outreach and Training. Moving forward, we must focus resources on advancing the remaining areas.

## PAST COMPLETED GOALS

### ARCHITECTURE

- ✔ Start a material and detail catalogue.
- ✔ Establish an information platform.

### ENERGY

- ✔ Provide priceable feasibility study packages.
- ✔ Evaluate new software tools.

### OUTREACH

- ✔ Attend 2-3 community events annually.
- ✔ Publish our SAP online.
- ✔ Collaborate with sustainable product manufacturers.
- ✔ Participate in MassCEC Workforce Program.

### TRAINING

- ✔ Regular lunch and learns.
- ✔ Define incentives for licensure and certifications.
- ✔ Cover cost of employee training.
- ✔ Appoint training and development leads.

### OPERATIONS

- ✔ Calculate our carbon footprint annually.

## ARCHITECTURE 61%

- 🔄 Maintain a material and detail catalog.
- 🔄 Outline West Work's design process.
- 🔄 Add energy modeling in Schematic Design.
- 🔄 Hold firm meetings on design strategies.

## ENERGY 58%

- 🔄 Publish Annual Impact & Progress Report.
- 🔄 Refine priceable DER feasibility packages.
- 🔄 Outline Energy Design workflow.
- 🔄 Evaluate new software tools.
- 🔄 Create product catalogue.
- 🔄 Have a Sustainability Advocate per project.
- 🔄 Add energy services to all design contracts.

## OUTREACH 80%

- 🔄 Attend annual community events.
- 🔄 Publish SAP annually.
- 🔄 Work with sustainable manufacturers.
- 🔄 Share educational materials and blog posts.
- 🔄 Collect EPDs for specs.
- 🔄 Participate in MassCEC Workforce Program.

## TRAINING 66%

- 🔄 Regular lunch and learns.
- 🔄 Develop project reference binders.
- 🔄 Hold professional development meetings.
- 🔄 Cover cost of employee training.
- 🔄 Appoint training and development leads.
- 🔄 Incentivize licensure and certifications.
- 🔄 Research post-occupancy evaluations.

## OPERATIONS 67%

- 🔄 Calculate annual carbon footprint.
- 🔄 Advance Carbon Neutrality Plan.
- 🔄 Include footprint data in Impact Report.
- 🔄 Explore public transit compensation.
- 🔄 Initiate office certification discussions.

### KEY

- 🔄 WORKING TOWARDS
- ✔ COMPLETE
- 🔄 ONGOING

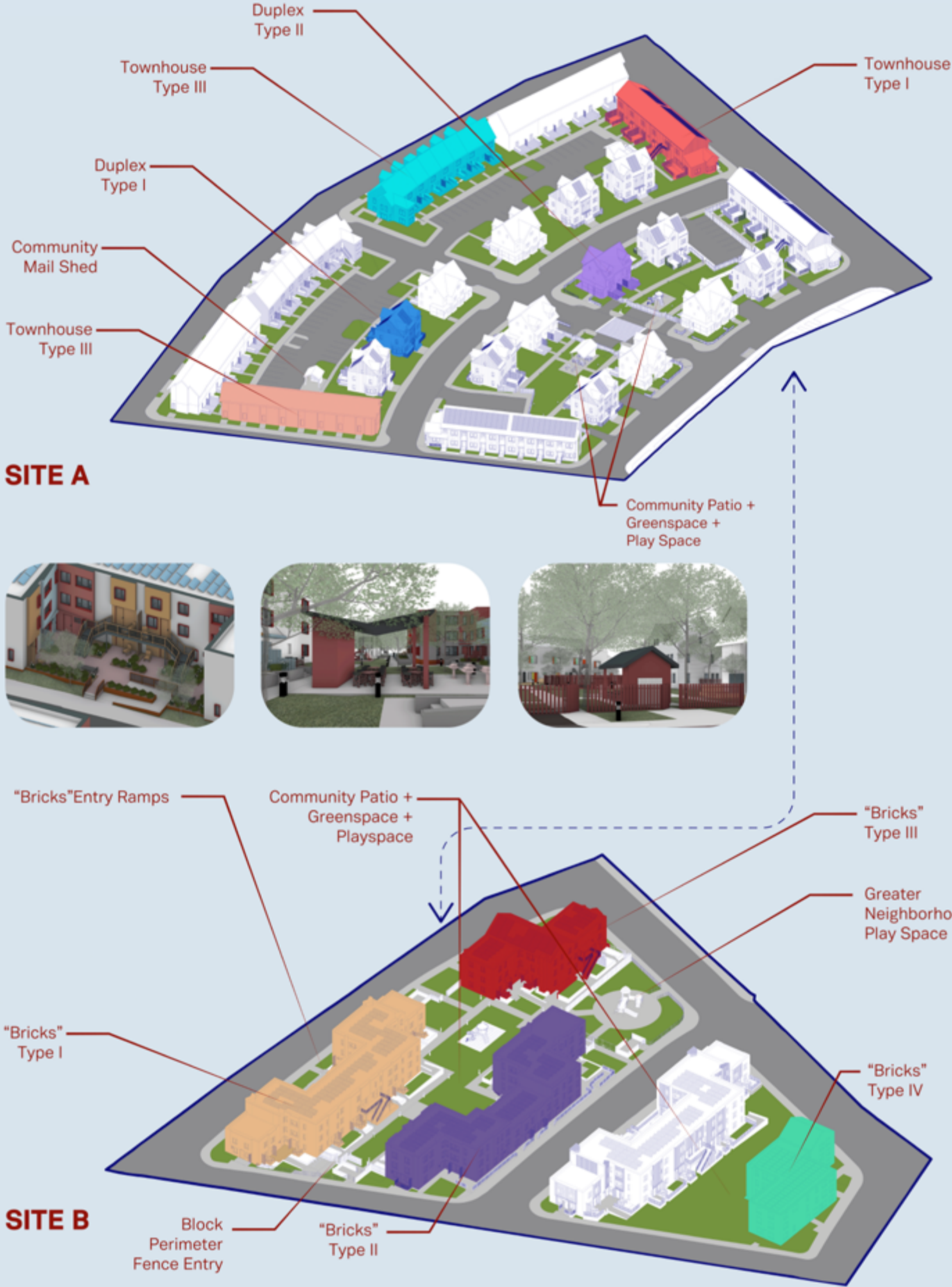
# ARCHITECTURE

## Energy analysis fuels informed decision making.

West Work believes in an iterative design process that ensures each stage of a project is informed by our conversations with clients and building simulations using realistic datapoints, resulting in beautiful and sustainable design that enhances the project outcome while staying within budget.

ORCHARD GARDENS SITES A & B | AFFORDABLE HOUSING >  
 Deep Energy Retrofit study; Multifamily - 331-units,  
 Top: Site A Typology Analysis & Case Illustrations  
 Bottom: Site B Typology Analysis

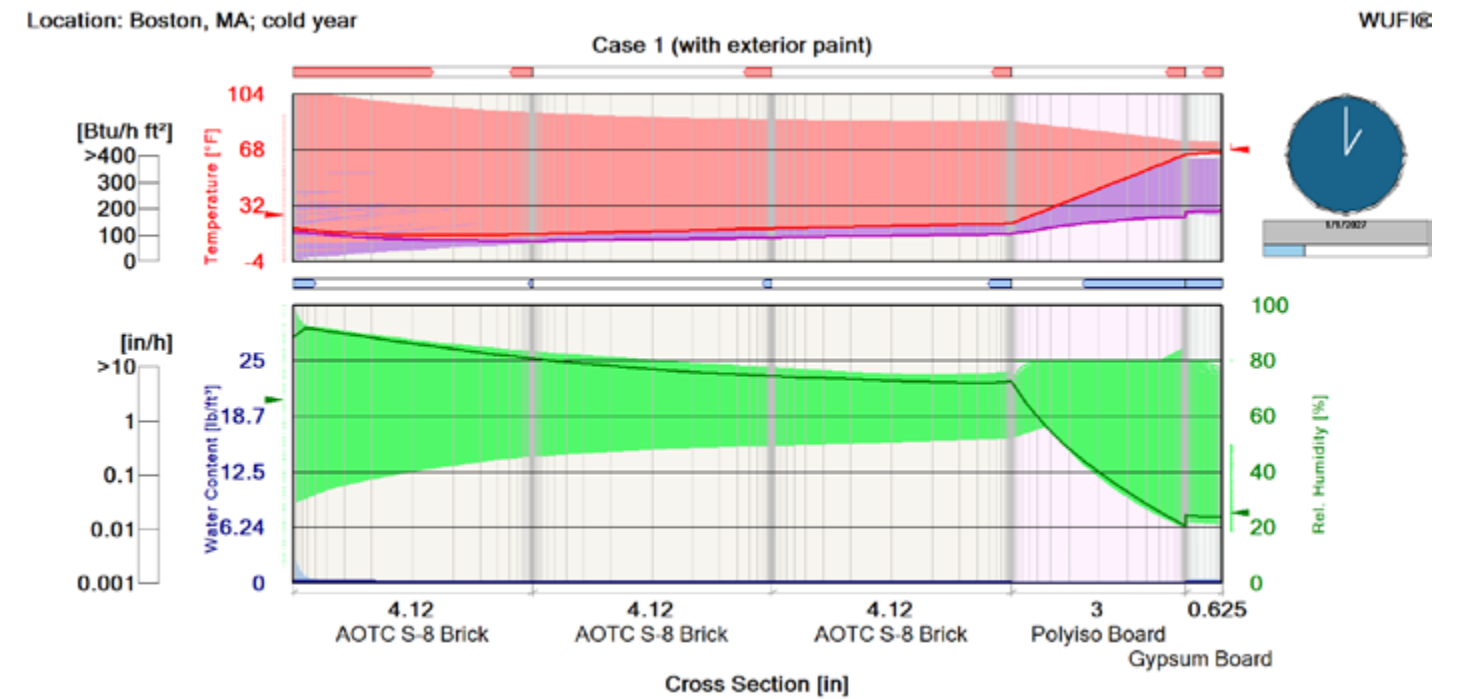
CURRENT EFFORTS:	NEAR TERM GOALS:	LONG TERM GOALS:
<ul style="list-style-type: none"> <li>• Iterative energy modeling.</li> <li>• Prioritizing design excellence and client budget.</li> <li>• Maintain a physical material &amp; detail catalogue.</li> </ul>	<ul style="list-style-type: none"> <li>• Outline West Work's design process.</li> <li>• Add energy modeling in Schematic Design.</li> <li>• Establish centralized information platform.</li> <li>• Implement material &amp; detail catalogue in design process.</li> </ul>	<ul style="list-style-type: none"> <li>• Set up firm-wide meetings to discuss design approach.</li> <li>• Implement digital material &amp; detail catalogue in design process.</li> </ul>



# ENERGY

## Our goal is to make energy modeling a consistent effort across all projects.

During the creation of this Action Plan, we have identified which projects have or have not been energy modeled last year and developed visuals to see how our projects are performing. Our team has identified several project typologies that have chosen to forgo energy modeling analysis. In the coming year, we aim to better understand the reasons behind these decisions by clients and development teams. The insights gained will inform strategies to make energy analysis more accessible and appealing to these groups. Our 2025 goal is to increase the number of energy modeled projects by 10%.



COLUMBIA CAST - WUFI PRO  
Hygrothermal wall analysis for  
freeze-thaw cycles

### CURRENT EFFORTS:

- Energy modeling 50% of our projects, with more pending.
- Documenting all our active projects, target EUI, and pEUI.
- Upload energy data to AIA's Design Data Exchange (DDx).
- Annual Impact & Progress Report.

### NEAR TERM GOALS:

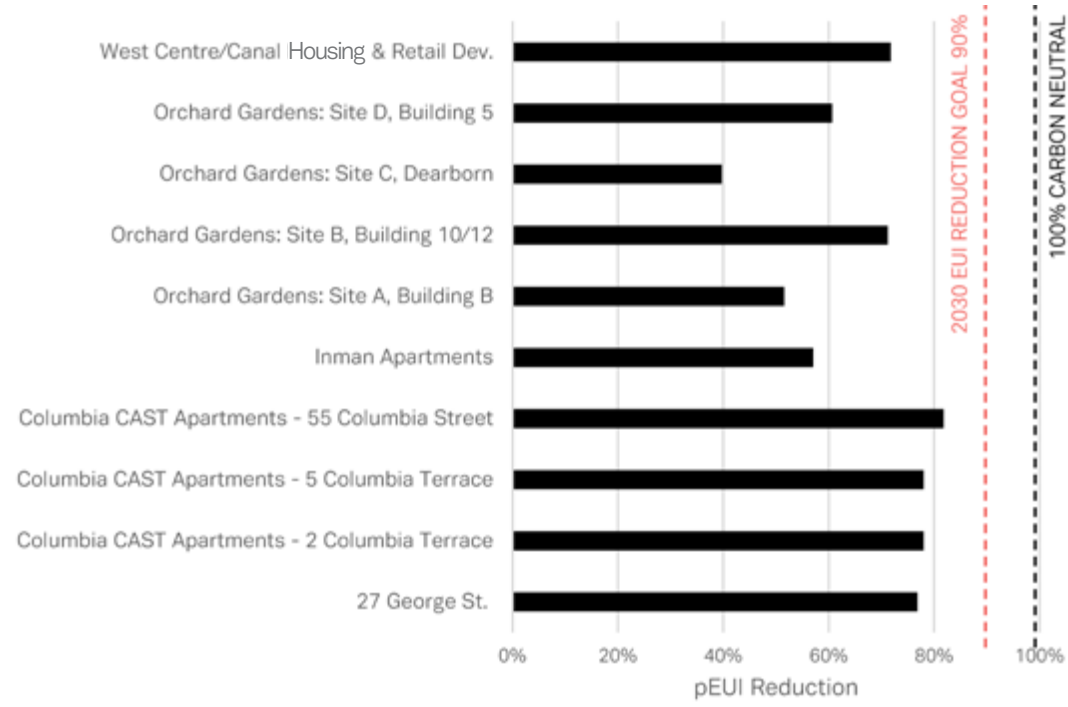
- Outline Energy Design workflow.
- List projects to energy model.
- Increase the percentage of projects energy modeled by 10%.

### LONG TERM GOALS:

- Create product catalogue.
- Provide priceable feasibility study packages.
- Discuss new software tools.
- Assign a "Sustainability Advocate" per project.
- Add energy services to all our design services contracts.

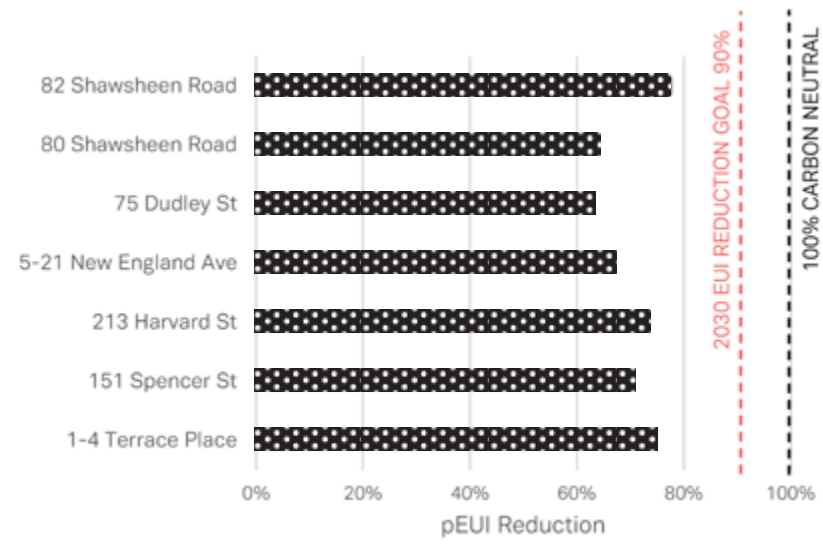
## MODELED PROJECTS

WEST WORK PROJECTS



CONSULTING PROJECTS

West Work served as the Certified Passive House Consultant



## NO ENERGY MODELS

- BSA Space
- UMass Boston Clark Athletic Center
- Haverhill Public Library
- BPL West End Library -- Pending
- 100 Bridge Street
- Barrington Farm School
- DCR Harlow Farmhouse
- FBMS Conway House Parking and Playground
- NHS Quincy
- Garrison Trotter Housing Initiative
- FBMS Attleboro Pleasant Street
- FBMS Stoughton Motel
- Saint Alphonsus St. -- Pending
- Plymouth HRC Housing

# OUTREACH

## Marketing and participation in external events are key ways we would like to exchange knowledge with others.

WW will continue to set up staff training to ensure our team can clearly and concisely explain our company values as well as the impact of buildings on the environment.

### CURRENT EFFORTS:

- Participation in NESEA's BuildingEnergy Bottom Lines; 7strong cohort.
- Encourage WW team participation in sustainability-related events, conferences, and prof. memberships.
- Publish our SAP online.
- Find & attend 2-3 community events annually.
- Publish informational blog posts.

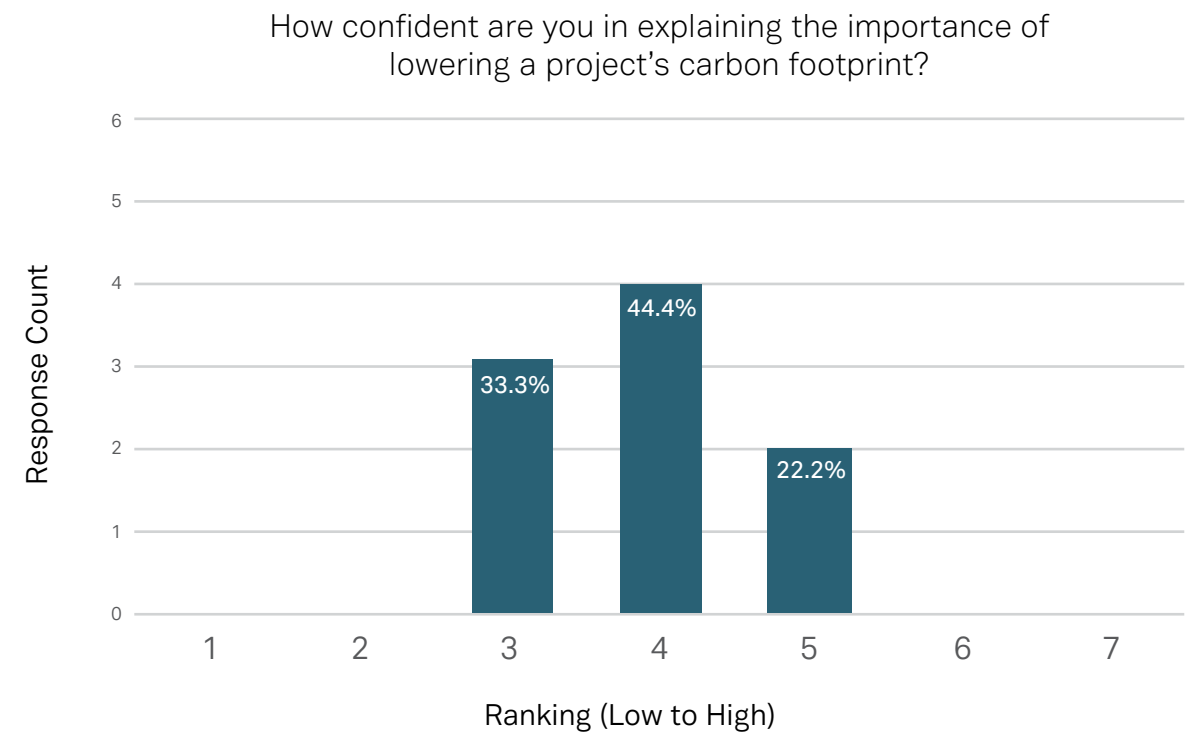
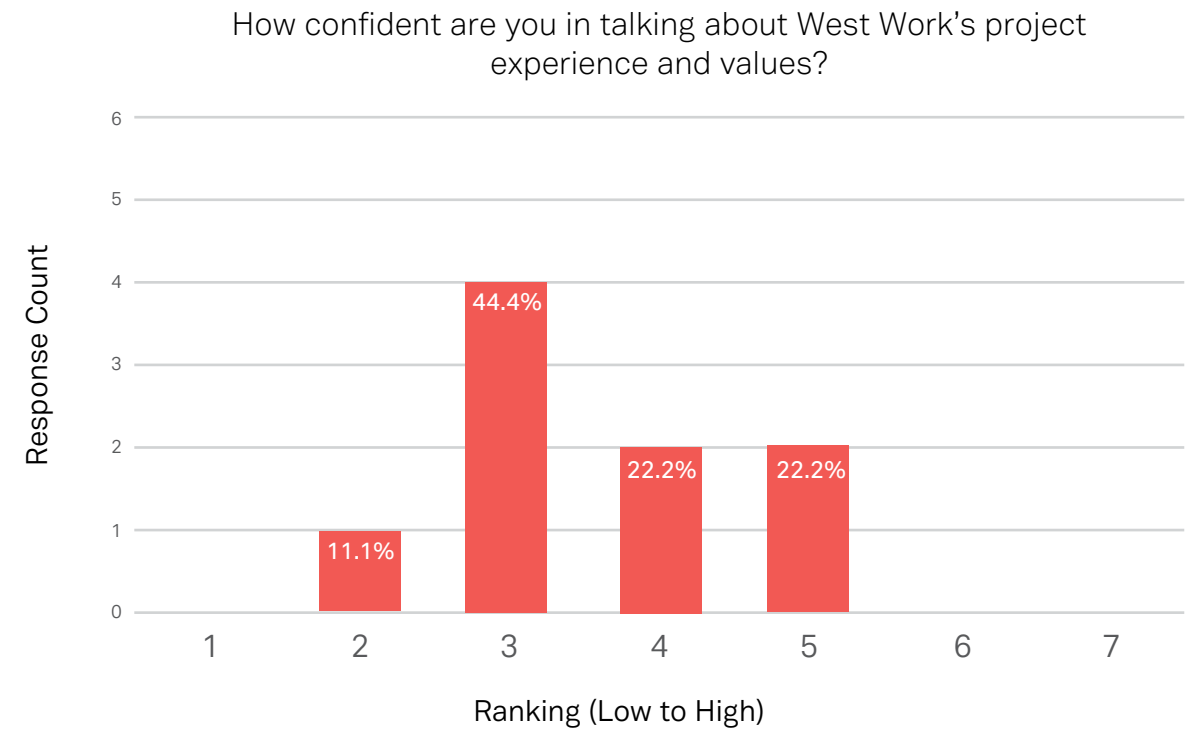
### NEAR TERM GOALS:

- Publicly share educational materials.
- Continue prioritizing youth and student engagement, with a focus on teaching architecture.
- Collect EPDs for specifications.
- Collaborate with sustainability-minded product manufacturers.

### LONG TERM GOALS:

- Mentor for the Affordable Housing Development Competition (AHDC).
- Publish our Impact & Progress Report online.
- Highlight housing projects in Impact & Progress Report.

We asked our staff the following in our SAP Survey Series:



# TRAINING

## We aim to support our staff for licensure and certifications.

In 2025, seven of our staff were Certified Passive House Consultants (CPHC), and 33% of our staff are accredited Architects. 100% of our design staff plan on getting an Architecture license and additional certifications in the next five years.

West Work is also applying for the Built Environment Plus (BE+) Workforce Training Fund's Express and General Programs, which funds trainings for sustainability-related accreditation programs and green building fundamentals.

### WEST WORK STAFF 2025 GAINED CERTIFICATIONS



Katherine Faulkner

Maxwell Altman

Mike Marotta



Liz Hauver

Ryan Mullen

Haydee Casellas

Emily Hu



#### CURRENT EFFORTS:

- Regular lunch and learns continue on regular basis
- Financial support for professional development.
- Regular committee meetings for professional development.

#### NEAR TERM GOALS:

- Utilize Impact & Progress Report to assess staff training.
- Office manager hired (2026) will run training and prof. development.
- Clarify incentives and support for licensure and certifications.

#### LONG TERM GOALS:

- Develop project reference binders
- Introduce and educate interns about sustainable certifications



WORKING TOWARDS LICENSURE; COMPLETED SEVERAL A.R.E EXAMS



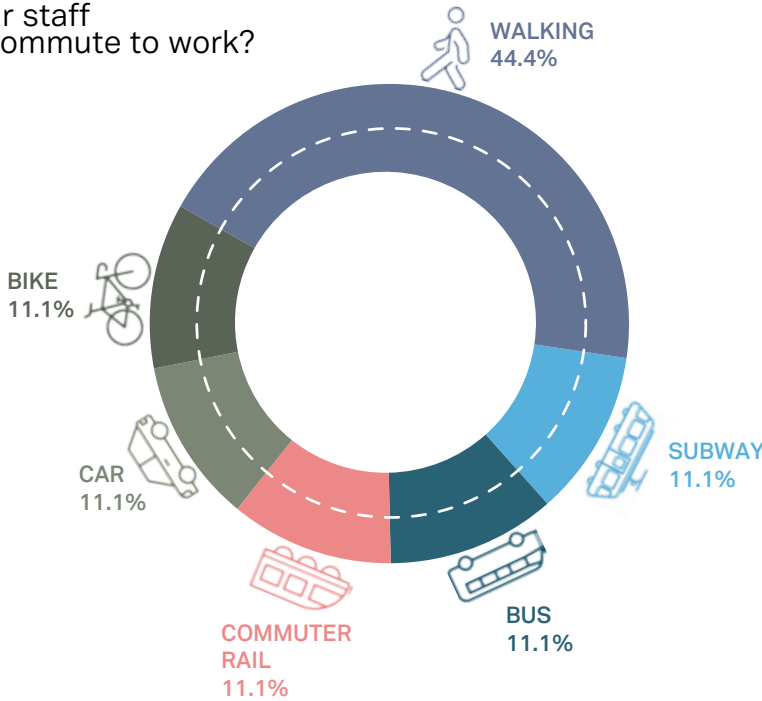
CPHC (CERTIFIED PASSIVE HOUSE CONSULTANT)

# OPERATIONS

## We are committed to carbon neutrality not just in our projects, but in our office as well.

In 2023 we set near- and long-term goals to put us on a more sustainable path. Now having been in our current office space for three years, our team has worked on dividing tasks, assigning Champions to lead each task effort, and self imposing deadlines. Due to the time commitment and difficulty level of some tasks, our priorities have shifted and some near term goals have swapped places with long term goals in an effort to make this process sustainable for the human capacity.

How do our staff primarily commute to work?



### CURRENT EFFORTS:

- See Carbon Neutrality Plan (next page).
- Calculate our carbon footprint annually
- Conducting office recycling and composting.

### NEAR TERM GOALS:

- Use carbon footprint to identify areas of improvement on our Carbon Neutrality Plan.
- Document footprint in Impact & Progress Report.
- Discuss employer-supported public transportation options

### LONG TERM GOALS:

- Begin discussions on office certifications.



OUR NEIGHBORING MURAL ON 87 TERRACE ST  
Photo by Maxwell Altman

# OPERATIONS

## OFFICE CARBON NEUTRALITY PLAN



### ENERGY USE



### WATER



### RESOURCES



### TRANSIT



### HEALTH



### COMMUNITY

	ENERGY USE	WATER	RESOURCES	TRANSIT	HEALTH	COMMUNITY
CURRENT EFFORTS	<ul style="list-style-type: none"> <li>• Turn off lights when not in use.</li> <li>• Installed LED lights in the office.</li> <li>• Thermostat controlled environment.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimize dishwashing water.</li> <li>• Minimize dish-washing soap.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce use of disposable kitchen items.</li> <li>• Support local food vendors.</li> <li>• Started a composting program.</li> <li>• Reinstated our mixed-recycling program.</li> </ul>	<ul style="list-style-type: none"> <li>• Take most sustainable form of transportation available.</li> </ul>	<ul style="list-style-type: none"> <li>• Cycling and walking to work.</li> <li>• Choosing vegetarian options for staff meals.</li> <li>• Introduce plants into office and establish a plant care routine.</li> </ul>	<ul style="list-style-type: none"> <li>• Contribute to low-income and minority architecture student mentorship and scholarships through Mass CEC.</li> </ul>
GOALS	<ul style="list-style-type: none"> <li>• Introduce energy-saving power strips.</li> <li>• Shut off power strips when not in use.</li> <li>• Ensure appliances are energy efficient.</li> <li>• Offset energy using renewables or purchase carbon offsets.</li> <li>• Energy model our office.</li> </ul>	<ul style="list-style-type: none"> <li>• Install low-flow toilets and faucets.</li> </ul>	<ul style="list-style-type: none"> <li>• Start a scrap paper pile &amp; print double-sided.</li> <li>• Track our waste and reduce them.</li> <li>• Research local stationery items and look for minority/women-owned businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage biking, walking, and public transportation.</li> <li>• Provide public transit benefits.</li> <li>• Offset travel- and commuter-related carbon.</li> </ul>	<ul style="list-style-type: none"> <li>• Source healthier foods when catering.</li> <li>• Schedule brief office walks.</li> <li>• Encourage taking walking meetings and phone calls when possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Find volunteer opportunities.</li> <li>• Assess community resiliency and project impact on design projects.</li> </ul>

# MOVING FORWARD

We renew our commitment to:

- Advancing our **design approach** to reach carbon neutrality.
- Making **energy modeling** a standard.
- **Outreach** by sharing sustainability knowledge to our clients & community.
- **Staff training** so we may all understand and pursue carbon neutrality & climate change advocacy.
- Improving our **firm operations** to reach net zero.



# DEFINITIONS

**Energy use intensity (EUI):** A measure of a building’s annual energy consumption normalized by annual consumption relative to the building’s area, expressed in kBTU/ft<sup>2</sup>/year.<sup>3</sup>

**Predicted energy use intensity (pEUI):** The predicted energy use for a project, measured by an energy model.<sup>3</sup> In West Work’s reports, we use site energy consumption.

**Site energy:** The net energy produced and consumed by a building on the project site, as measured by the utility meter and reflected in utility bills. It does not represent the energy used to, or the emissions from, providing energy to the building.<sup>3</sup>

**Source energy:** The total energy produced and consumed by a building on the site plus the energy used to, or the emissions from, providing energy to the building.<sup>3</sup>

**Operational carbon:** Greenhouse gas emissions that are released due to building operations.<sup>3</sup>

**Embodied carbon:** All the greenhouse gas emissions along building supply, from cradle to grave.<sup>3</sup>

# SOURCES

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