

NWC Capital Build Performance Management Framework — Sustainability

Key Performance Indicator	Description	Proposed Measure	Target	Driver
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Sustainable Site Redevelopment of Energy, Water, Waste, and Natural Environment

Programmatic Strategy: Align LEED GOLD certification with specific optional credits that support the desired outcomes in the four theme areas

LEED GOLD +	Develop LEED GOLD strategy to identify optional credits that support four themes	Design milestone review compliance	95% of designs compliant with LEED GOLD+ strategy	EO 123
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Water: Create an Inspiring “One Water” District

Desired Outcome: Apply the right quality of water to the right use throughout the site: reduce overall water consumption, and minimize potable water use

Municipal water usage (per final design)	Emphasis on water conservation	Average gallons of municipal water used	Per employee: 2.4 gal/day	CCD EO 123 Ch. 6 Water Wise
		Per employee	Per visitor: 1.3 gal/day	CCD 2020 Gov. Ops Goals (18 gpf average target for irrigation)
		Per visitor	Per gpf irrigated area: 12 gal/year	
		Per irrigated areas		

Due diligence regarding right water use at the right time	Evaluate potential water sources for Capital Build and the feasibility, e.g. purple pipe for irrigation	Due diligence documentation and presentation for Steer-COM consideration	Completion of due diligence milestones	Opportunities unique to campus scale energy portfolio
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Desired Outcome: Deliver the natural system the right water at the right time: maximize landscape and green infrastructure in support of water, stormwater, stream health, and enhanced resilience to extreme weather

Effective impervious area	Support overall site water quality	Sq ft impervious/total sq ft	TBD after placemaking	CCD Ultra Urban Green Infrastructure Guideline; Urban Drainage and Flood Control Manual
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Natural Environment: Create a campus that encourages visitors to engage with the natural environment

Desired Outcome: Thriving urban ecosystem that enhances the relationship between people and nature

Greenspace integration	Public space	TBD after Campus Placemaking	TBD after Campus Placemaking	Advisory group
Tree canopy	Existing tree canopy of capital build acreage	Per CCD	TBD based on benchmark/treatment of invasive tree removal	CCD EO 123 Ch. 8: Tree protect—maintain Denver’s 19% coverage

Desired Outcome: Improve the current state of the riverfront

Eliminate evasive species	First step to improve habitat	Restored acreage for what we touch/Baseline invasive species acreage	90% improved acreage invasive species removal	Industry best practice
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Desired Outcome: Design materials to be avoided and which inhibit ReNEWW; or that are preferred and which enhance ReNEWW

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Material selection	Evidence of red, amber, green list items used in design	Number of red items used in design versus number of green items. Assurance report from CCD OOS of meeting intent of EO 123 Chapters 2 and 5	0 red items; TBD green items	CCD EO 123 Ch. 5: Materials and Waste Management Memoranda 123-D; concrete-specific requirement per EO 123
Energy: Start the journey towards achieving Net Zero (or positive) energy				
Desired Outcome: Minimize annualized energy demand of campus each phase of buildout				
Annual energy use	Energy demand	Million British thermal units (MBTU)	TBD; see LEED GOLD + KPI	CCD EO 123
Desired Outcome: Maximize installed renewable energy generation				
Renewable ready campus	Energy supply	% renewable ready capacity	TBD based on place making results/ procurement due diligence	Enable future investments in renewables
Installed renewable energy		Installation	Renewable energy installation/ demonstration	CCD 2020 vision to double renewable energy production
Desired Outcome: Maximize campus connections for alternative modes of transportation like biking, walking, transit, and alternative vehicles				
Charging stations	First step in mobility improvements	# of charging stations	1:100 public parking spots	EO 123; CCD street light design standards
Desired Outcome: Determine and enable appropriate energy system for thermal, electric, and transportation energy				
Due diligence of district energy and/or microgrid solutions	Define feasibility of nontraditional energy	Due diligence documentation and presentation for Steer-COM consideration	Completion of due diligence milestones	Opportunities unique to campus scale energy portfolio
Desired Outcome: Site and buildings operate to maximize energy efficiency performance with low maintenance and operational liability				
Energy star ready		Energy model score/target energy score	75 score; average for NWC building portfolio	EO 123 Energy Star
Waste: Move towards Zero waste campus – leading by example				
Desired Outcome: Minimize disposal to landfill during demolition				
Demolition waste diversion	Allowable demolition waste reuse, recycling, and deconstruction	Weight of repurposed material/total weight and volume of demo material	90%	EO 123 Ch. 5 *Already included in demo procurement
Desired Outcome: Design space in the Capital Build facilities and public realm to support minimization, reuse, and recycling of waste strategies generated during operations				

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OM Waste Design review compliance	Design to accommodate OM waste management objectives	Acceptance by design review board that waste recycling and management infrastructure has been accommodated in final building and infrastructure design	95% design review compliance with OM waste management strategy	EO 123 Ch. 5
Desired Outcome: Minimize waste generation on site during construction				
Construction waste diversion	Allowable construction waste diversion	lb of waste recycled/lb of total waste	50%	EO 123 Ch. 5