In Case You Missed It: 2022 Better Buildings Summit Sampler

Thursday June 30th, 2022
11:00 AM – 12:00 PM ET
Maria T. Vargas, Director
Better Buildings Initiative
U.S. Department of Energy
Agenda

1. Welcome
2. Best of the Betters: 2022 Better Project Awards
3. Innovative Finance for Decarbonization
4. Multifamily Passive House 101: Key Pitfalls and Smart Strategies
5. The Good Fight: What’s Next After Carbon Neutrality
6. Closing and Q&A
Please go to www.slido.com using your mobile device, or by opening a new window

Enter Event Code

#DOE
Opening Poll

Did you attend the 2022 Better Buildings, Better Plants Summit?
About the Better Buildings, Better Plants Summit

• Annual event for Better Buildings, Better Plants partners and other key stakeholders

• Provides opportunity to explore emerging technologies and share innovative strategies in decarbonization, energy efficiency, and more

• Attendees take part in interactive sessions with industry experts and market leaders as well as network with their peers

Stayed tuned for more information on the 2023 Summit in the coming months!
Today’s Presenters

- Marco Gonzalez, Corporate Energy Manager
  - Waupaca Foundry

- Joe Indvik, Director of Clean Energy Finance & Carbon Solutions
  - RE Tech Advisors

- Tim McDonald, President
  - Onion Flats Architecture

- Ana Duffy, Sustainability Manager
  - Hudson Pacific Properties
Compressed Air System Optimization

Marco Gonzalez, CEM
Waupaca Foundry, Inc.
Corporate Energy Manager
We produce **best-in-class gray iron, ductile iron, austempered ductile iron and compacted graphite iron castings** at six, strategically located state-of-the-art foundries in North America.
Waupaca, WI - Plant 1

- Casting size: 2 to 130 lbs. / 1 to 59 kg
- Casting capacity: 250,000 tons annually
- Vertical Molding Lines: 6
- Employees: 586

Portfolio, Gray Iron:
Hydraulic housings, flywheels, weights, covers, brackets, turbo bearing housings, clutch housings, pulleys, and brake rotors
**Background**

- Compressed Air is the “fourth utility” at Waupaca Plants. Typically around 10% of electricity usage.
- Plant 1 Compressed Air Optimization project was a multiyear effort to replace +40 years old compressed air system to a state-of-the-art compressed air system.
- System description: Two Compressor rooms supplying air into a common loop system.

**Plant 1 - Compressed Air Optimization Project at a Glance**

<table>
<thead>
<tr>
<th>Year</th>
<th>Baseline</th>
<th>Phase I – Equipment Upgrade</th>
<th>Phase II – CAS Optimization (This Project)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>9 Old Compressors</td>
<td>5 Units.</td>
<td>New VFD unit</td>
</tr>
<tr>
<td></td>
<td>Challenge to maintain</td>
<td>Improved piping layouts</td>
<td>SMART Controls &amp; Energy Monitoring</td>
</tr>
<tr>
<td></td>
<td>steady state pressure</td>
<td>Waste Heat Recovery</td>
<td>Demand-side reductions</td>
</tr>
<tr>
<td></td>
<td>and avoid over/under</td>
<td>Reduce Water (Air cooled</td>
<td>Waste Heat Recovery</td>
</tr>
<tr>
<td></td>
<td>utilization.</td>
<td>units)</td>
<td></td>
</tr>
<tr>
<td>Plant's Demand</td>
<td>5,415 scfm</td>
<td>Plant's Demand</td>
<td>Plant's Demand</td>
</tr>
<tr>
<td>Plant's Pressure</td>
<td>100 psig</td>
<td>5,039 scfm</td>
<td>4,788 scfm</td>
</tr>
<tr>
<td>Rated Efficiency</td>
<td>4.0 cfm/kW</td>
<td>Plant's Pressure</td>
<td>97 psig</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4.75 cfm/kW</td>
<td>87 psig</td>
</tr>
<tr>
<td>Efficiency</td>
<td>4.0 cfm/kW</td>
<td>4.75 cfm/kW</td>
<td>5.39 cfm/kW</td>
</tr>
</tbody>
</table>
End Usage Optimization

- Reduce Plant’s Pressure by 10 psi.
- Eliminated Improper Usage.
- Replace open blow-offs by electric blowers.
- Implement Engineered Nozzles.
- Demand-side management strategies – Large end-users tune-up (i.e: Bag House and Transporters)

O&M Best Practices

- Compressed Air Challenge Training (Basic & Advanced)
- Expand monitoring capabilities to Compressed Air system.
- Plant’s Annual Reduction Goals - 5%.
- Improve Air leak Management Program (Increased frequency and better detection equipment)
Improving our compressed air system has a large impact on our business bottom-line and contributes to achieving our sustainability goals.
Thank you!

Marco Gonzalez, CEM
Corporate Energy Manager
Waupaca Foundry, Inc.
Marco.Gonzalez@waupacafoundry.com
Innovative Finance for Decarbonization

Joe Indvik
RE Tech Advisors
Carbon Financing Decision Tree - https://betterbuildingssolutioncenter.energy.gov/carbon-hub/financing

External

1. Does the project include renewable energy?
   - Yes: Power Purchase Agreement (PPA)
   - No: Do you want ongoing support in maintaining equipment performance?
     - Yes: Energy Savings Performance Contract (ESPC)
     - No: Does the project include renewable energy?

2. Are there specialized financing programs active in your area?
   - Yes: PACE, On-Bill Financing and Repayment
   - No: Green Loans, Sustainability Linked Loans, Commercial Loans

Internal

1. Do you want to create a dedicated fund specifically for carbon reduction or sustainability initiatives?
   - Yes: Do you have on-hand capital to deploy?
     - Yes: Green Revolving Fund (GRF)
     - No: Self-Funded Energy Savings Performance Contract (ESPC)
   - No: Do you want ongoing support in maintaining equipment performance?
     - Yes: Green Bonds, Carbon Fee Fund
     - No: CapEx/OpEx Outlay

Do you have on-hand capital to deploy?
- Yes: On-Bill Financing and Repayment
- No: No Commercial Loans

Do you want ongoing support in maintaining equipment performance?
- Yes: Yes
- No: Yes

Does the project include renewable energy?
- Yes: Yes
- No: No
What is Efficiency-as-a-Service (EaaS)?

- Off-balance sheet, third-party ownership model with no money down
- Pay-for-performance services contract
- Provider handles installation and ongoing maintenance

Source: Better Buildings Financing Navigator EaaS Factsheet
Efficiency-As-A-Service Vs. Energy Savings Performance Contracts

Fact Sheet

While both service models accomplish the goal of delivering energy efficiency upgrades at scale, they have key differences that building owners should understand before determining which is the best fit. This fact sheet explains and explores the similarities and differences of these two models.

The Better Buildings Financing Navigator is an online tool that helps public and private organizations find financing solutions for energy efficiency and renewable energy projects.

With the Navigator, you can...

1. **Explore:** Learn the basics of the clean energy financing market

2. **Find:** Answer a few simple questions to see which financing options might be a fit for your project

3. **Connect:** Speak to Better Buildings Financial Allies who may be able to finance your project

Available at: [https://betterbuildingssolutioncenter.energy.gov/financing-navigator](https://betterbuildingssolutioncenter.energy.gov/financing-navigator)
DOE Resources

Finance and Resilience Roadmap

Explore a set of resources and case studies designed to help commercial building owners develop a plan for measuring, managing, and mitigating resilience risk

https://betterbuildingssolutioncenter.energy.gov/finance-resilience-toolkit
Financial Allies Overview

Who are the Financial Allies?

• 50+ market-leading financing companies that have committed to funding energy efficiency and renewable energy projects

• Represent large, medium, and start-up companies

• Active in all sectors (C&I, MUSH, and residential)

What are the goals of the Financial Allies program?

• Educate the market about financial products available

• Connect building owners and vendors with financing providers

• Unlock the market with implementation models and best practices

• Recognize the Allies for their success
Multifamily Passive House 101: Key Pitfalls and Smart Strategies

Tim McDonald
Onion Flats Architecture
Multifamily Passive House 101: Key Pitfalls and Smart Strategies
and contribute **45%** of U.S. GHG emissions

EIA 2012
1-39 Hano St
Boston, MA
20 units, Passive House, NZE
RMI: REALIZE Retrofit Program

Lake House
Thompson, PA
Single Family home, Passive House, NZE

Rust House
Phila, PA
Single Family home, Passive House

Copper Flats
Phila, PA
88 units, Passive House, NZE

Morris Steel
Phila, PA
692 units, Passive House, NZE

Mercill Flats
Jackson Hole, WY
30 units, Passive House, NZE

Mermaid Lane
Phila, PA
280 units, Passive House, NZE

CURRENT + RECENT PROJECTS
1600 North St
Baltimore, MD
17 units, Passive House, NZE

Snow King
Jackson Hole, WY
24 units, Passive House, NZE

Fairmount Commons
Newark, NJ
240 units, Passive House, NZE

Rhodia
Louisville, KY
600 units, Passive House, NZE

Parade St. Commons
Erie, PA
40 units, Passive House, NZE

Vine St NZE
Philadelphia, PA
220 units, Passive House, NZE

Radwyn Housing
Radwyn, PA
48 units, Passive House, NZE
**STEP #1**
Define your Energy Path

- Carbon Neutral
- High Performance
- Multi Family
- Affordable Housing

**STEP #2**
Define your Systems Path

- One Meter
- Multiple Meters
- Heating/Cooling
- Ventilation
- Hot Water

**STEP #3**
Define your Envelop Path

- Roof
- Walls
- Slab
**The Whitehall** - 3 Stories, 49 Units, 43,000 SF

- Multi Meter
- Decentralized Heating / Cooling: Ducted Mini Split
- Decentralized DHW: 50 gal HPWH/Unit
- Centralized ERV
- Centralized Gas Dryers
- Prefabricated Build Smart Foundation and Wall Systems
- Pitched Roof

**STEP #1**
*Define your Energy Path*

- **YES**: Net Zero?
  - High Performance
  - Multi Family
  - Affordable Housing

- **NO**

**STEP #2**
*Define your Systems Path*

- Multi Meter
- Decentralized Heating / Cooling: Ducted Mini Split
- Decentralized DHW: 50 gal HPWH/Unit
- Centralized ERV
- Centralized Gas Dryers
- Prefabricated Build Smart Foundation and Wall Systems
- Pitched Roof

**STEP #3**
*Define your Envelop Path*
BELFIELD TOWNHOMES, 2006: 3 subsidized housing units
FIRST
CERTIFIED
PASSIVE HOUSE
IN
PENNSYLVANIA

START: APRIL 20, 2012
CERTIFICATE OF OCCUPANCY: JULY 20, 2012

RECIPIENT OF THE
2014 INTERNATIONAL
PASSIVE HOUSE AWARD

SECOND PLACE WINNER
2015 PHIUS AWARD
“AFFORDABLE HOUSING”

2013
HONOR
AWARD
MAKE IT TIGHT

VENT IT RIGHT

Date of Test: 7/5/2012
Customer: Onion Flats, LLC
111 West Norris Street
Philadelphia, Pennsylvania 19122
Phone: 215-783-5591

Date of Test: 7/5/2012
Customer: Onion Flats

<table>
<thead>
<tr>
<th>Test Results</th>
<th>Test #1</th>
<th>Test #2</th>
<th>Change</th>
<th>Percent</th>
</tr>
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<tbody>
<tr>
<td>1. Airflow at 50 Pascals:</td>
<td>293 CFM</td>
<td>201 CFM</td>
<td>-92 CFM</td>
<td>-31.4 %</td>
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<tr>
<td></td>
<td>0.48 ACH</td>
<td>0.33 ACH</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FINAL AIRFLOW: 0.405 ACH 50

PASSIVE HOUSE MAX 0.6 ACH 50
## Construction Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Per Unit</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Conditions</td>
<td>$1,500</td>
<td>$4,500</td>
</tr>
<tr>
<td>Excavation &amp; Grading</td>
<td>$3,000</td>
<td>$9,000</td>
</tr>
<tr>
<td>Foundations</td>
<td>$7,000</td>
<td>$21,000</td>
</tr>
<tr>
<td>Helical Piers</td>
<td>$6,500</td>
<td>$19,500</td>
</tr>
<tr>
<td>Site Utilities (Water / Sewer / Electric)</td>
<td>$10,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>Solar PV (5 kW per house - 15 kW total)</td>
<td>$15,000</td>
<td>$45,000</td>
</tr>
<tr>
<td><strong>Total Site Work</strong></td>
<td>$43,000</td>
<td>$129,000</td>
</tr>
<tr>
<td>Framing / Insulation / Sheetrock / Paint</td>
<td>$50,250</td>
<td>$150,750</td>
</tr>
<tr>
<td>Ext. Windows &amp; Doors</td>
<td>$9,850</td>
<td>$29,550</td>
</tr>
<tr>
<td>Mechanical System</td>
<td>$8,500</td>
<td>$25,500</td>
</tr>
<tr>
<td>Plumbing &amp; Sprinklers</td>
<td>$9,500</td>
<td>$28,500</td>
</tr>
<tr>
<td>Electrical</td>
<td>$5,500</td>
<td>$16,500</td>
</tr>
<tr>
<td>Cabinetry / Countertops</td>
<td>$5,500</td>
<td>$16,500</td>
</tr>
<tr>
<td>Appliances</td>
<td>$6,200</td>
<td>$18,600</td>
</tr>
<tr>
<td>Hardware &amp; Finishes</td>
<td>$9,300</td>
<td>$27,900</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>$4,500</td>
<td>$13,500</td>
</tr>
<tr>
<td>E-Monitoring</td>
<td>$1,900</td>
<td>$5,700</td>
</tr>
<tr>
<td>Labor / Inspections / OH-P / Delivery / Install</td>
<td>$95,000</td>
<td>$285,000</td>
</tr>
<tr>
<td><strong>Total Modular</strong></td>
<td>$206,000</td>
<td>$618,000.00</td>
</tr>
<tr>
<td><strong>Total Hard Costs</strong></td>
<td>$249,000</td>
<td>$747,000.00</td>
</tr>
</tbody>
</table>

**Cost per Sqft** *(1920 Sqft x 3 Homes = 5760 Sqft)* $129.69
STABLE FLATS  2015: 26 townhomes
STABLE FLATS  2015: 26 townhomes

$150/sf
PREFABRICATE
INTEGRATE
# Building Leakage Test Comparison

<table>
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<tr>
<td>Test File: Depressurization File</td>
<td>Test File: Pressurization File</td>
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</table>

**FINAL AIRFLOW**

0.49 ACH 50
PHASE 1: THE FACTORY 1999

PHASE 2: THIN FLATS 2008

PHASE 3: THE BATTERY 2017
ELECTRIFY + SIMPLIFY

(master meter)

APT CTs
APT FEEDS
MAIN SWITCH
PV OUT

ELECTRICITY IN

TENANTS CHARGED FLAT UTILITY FEE OF $50/month
INCENTIVIZE
+ EDUCATE

WHO’S WHO???
INTEGRATE SOLAR
Battery End Use 2020-2021

EUI: Site Energy Use Intensity Comparison (kBtu/SF)

- Battery W/ Solar: 10
- Battery: 25
- PHL Affordable Passive House: 27
- PHL Affordable LEED: 47
- PHL Affordable Code: 59

83% BETTER THAN CODE BLDG
- 28 Apartments (300-500sf)
- 24,141 sf
- R34 walls, panelized system
- R 54 roof/floors
- **DE-Centralized** Ventilation ERV
- **DE-Centralized** heating/cooling
- **SEMI-Centralized** Hot Water
- **Centralized** Electric Metering
- 174 kw PV array
INTEGRATE SOLAR
FUNCTIONS OF SOLAR VEIL

- Renewable energy generation
- Sun shading device
- Visual privacy device
NET POSITIVE RESIDENTIAL ENERGY PRODUCTION
26,758 kWh/yr
PROJECTED 156,698 kWh/yr

UTILITIES AS REVENUE
$40/month x 28 x 12 = $13,440.00

26,758 kWh x $0.12= $3211.00

$16,651.00 ADDITIONAL REVENUE

SOLAR PRODUCTION
165,260 kWh/yr

RESIDENTIAL CONSUMPTION
138,501 kWh/yr
PROJECTED 131,648 kWh/yr

OFFICE/STORAGE CONSUMPTION
30,402 kWh/yr

TOTAL BUILDING CONSUMPTION
168,904 kWh/yr

PROJECTED 156,698 kWh/yr

PROJECTED 30,402 kWh/yr

PROJECTED 25,050 kWh/yr
Lessons Learned

1. Encourage Prefabrication, it WORKS!
2. Encourage Vertical Integration, it WORKS!
3. KISS: Keep It Simple Stupid
4. Educate tenants/owners on systems and utilities
5. Leverage utility savings to build more housing!!
6. Require ALL-ELECTRIC BUILDINGS
7. Include PV + PH as part of your capital stack
THANK YOU

Tim McDonald
tim@onionflats.com
215.783.5591
The Good Fight: What’s Next After Carbon Neutrality

Ana Duffy
Hudson Pacific Properties
THE GOOD FIGHT: WHAT’S NEXT AFTER CARBON NEUTRALITY

Ana Duffy | May 18, 2022
Hudson Pacific at a Glance

2006
FOUND IN

2010
INITIAL PUBLIC OFFERING

NYSE: HPP
INVESTMENT GRADE COMPANY

OFFICE PORTFOLIO
LOS ANGELES SAN FRANCISCO SILICON VALLEY
SEATTLE VANCOUVER

20M+ SQUARE FEET

TOP TENANTS

Google
NETFLIX
BLOCK
UBER

amazon
RIOT

35 SOUNDSTAGES
Our Better Blueprint™ Platform

We are committed to advancing sustainability, health and equity in our communities

Our environmental, social and governance (ESG) platform—Better Blueprint™—brings to life our vision of vibrant, thriving urban spaces and places built for the long term. Its principles and objectives provide a common thread that authentically guides our work and relations with tenants, employees, investors and partners. Through this program, we aim to foster the growth of sustainable, healthy and equitable cities—vibrant cities, today and in the future.

### Accomplishments:

#### Sustainability:
- 100% carbon neutral operations across portfolio
- 82% of in-service office portfolio is LEED-certified and 71% is ENERGY STAR-certified
- $25 million invested in the Fifth Wall Climate Fund to advance climate tech for the built world
- Better Blueprint Action Plans at all properties operating and Sustainable Design Vision for all (re)developments and major repositionings

#### Health:
- 100% of operations are Fitwel Viral Response-certified and 99% of properties use MERV-13 or higher air filters
- 100% of multi-tenant office properties offer a mobile tenant app and wellness programming
- 88% of in-service office portfolio served by functional outdoor space, 59% has on-site fitness centers, and 33% is Fitwel-certified

#### Equity:
- 100% of employees required to complete intensive diversity, equity & inclusion (DEI) training and 6 affinity-based employee resource groups to advance DEI internally
- Over $1 million in annual charitable giving, with additional $20 million five-year commitment to invest in innovative solutions to homelessness/housing in our communities
- 32 hours of paid time off for volunteering and regular “Hudson Helps” volunteering events
Our Approach to Carbon Neutrality

In 2020, we announced that we’d achieved 100% carbon neutrality in all operations, five years ahead of schedule.

We reached this milestone through a four-part strategy:

- Energy efficiency
- On-site renewables
- Off-site renewables and renewable energy certificates (RECs)
- Carbon offsets

What does carbon neutrality mean for HPP?

- Covers all operating properties, across both Hudson Pacific office portfolio and our Sunset Studios studio portfolio.
- Covers landlord-controlled and tenant-controlled spaces, meaning any tenant who rents space from us has 100% carbon neutral operations as well.
- Ernst & Young in gives annual limited assurance opinion over HPP’s Adjusted “Net Zero Operations” GHG Emissions claim.
Our Science Based Target

+ After achieving carbon neutrality, we set a validated Science Based Target in 2021, committing to **reduce absolute Scope 1 and 2 GHG emissions by 50% by 2030 from a 2018 baseline**

+ To achieve this, we are focusing on broader implementation of on-site renewables and enrolling our properties in local 100% green power plans

+ We will **exclude offsetting instruments like unbundled RECs** as we measure progress towards this target

Additional climate goals

+ Reduce like-for-like energy consumption by 10%, from a 2019 baseline

+ Achieve ENERGY STAR and LEED certification at 75% and 90%, respectively, of the in-service office portfolio by 2025, and achieve LEED Gold or Platinum certification at 100% of all office (re)developments

+ Measure all material Scope 3 GHG emissions annually, including but not limited to embodied carbon in all (re)development and major repositioning projects, and require all (re)developments to set project-specific embodied carbon reduction targets

+ Help 100% of our Tier 1 critical suppliers measure and disclose their Scope 1 and 2 GHG emissions by 2025
Appendix
Extra Slides
Q: How did you announce carbon neutrality internally and externally?

Spreading the word
Tenant engagement, investor outreach and press coverage

Tenant Memo

WE ARE CARBON NEUTRAL!

We are proud to share that we recently achieved net zero carbon across all assets, effectively eliminating all greenhouse gas emissions associated with our buildings’ energy use. As one of the only major real estate companies to achieve this milestone, we are proud to be an industry leader in sustainability, and we will continue to push the envelope to find innovative, tech-enabled solutions to further minimize our environmental footprint.

As the reality of climate change sets in, and we are all here to play our role. This week, in the My HPP Office app (free and available through iTunes and Android), you’ll find tips to reduce your own carbon footprint, climate-themed trivia, and can enter a raffle to win $100 to purchase sustainable products!

Thank you, as always, for your partnership.

Your [Building name] Property Management Team.

App Announcement

HPP is Carbon Neutral!

Now more than ever, Hudson Pacific is committed to offering the highest quality space for everyone who works in our buildings. That means staying on top of the latest health and safety protocols and quickly adapting operations throughout the pandemic. It also means reaffirming our commitment to sustainability, which we know is a top priority for many of you as well.

To that end, we recently announced that Hudson Pacific has achieved 100% carbon neutrality across all operations. As one of the only major real estate companies to achieve this milestone, we are proud to be an industry leader in sustainability. We look forward to continuing to push the envelope to find innovative, tech-enabled solutions to further minimize our environmental footprint.

To learn more about this exciting achievement, tap here: View details.

Leasing Outreach

WE ARE CARBON NEUTRAL!

What does carbon neutral mean, exactly?

By achieving net zero carbon across all operations, we have effectively eliminated all greenhouse gas emissions associated with our buildings’ energy use (Scope 1 and 2 emissions). We are now taking the next step by setting an ambitious goal to achieve carbon neutrality across our buildings’ Scope 3 emissions by 2050.

Why did we set this goal?

We have already undertaken a number of initiatives to reduce our greenhouse gas emissions, including: implementing energy-efficient renovations, enhancing energy efficiency in buildings and buildings retrofits, and reducing the overall carbon footprint of our business operations. However, we know that we must do more to combat climate change and address the urgent need to reduce our carbon footprint.

What does carbon neutrality mean to us?

We are committed to being a leader in sustainability and are actively working to reduce our carbon footprint. We understand that we have a role to play in addressing the climate crisis and are taking action to reduce our impact on the environment. We are dedicated to continuing to take steps to reduce our carbon footprint and are actively exploring new ways to reduce our carbon emissions.

How can you help?

We encourage our tenants, customers, and partners to take steps to reduce their own carbon footprint, such as transitioning to renewable energy sources, implementing energy-efficient practices, and supporting sustainable initiatives. Together, we can make a difference in combatting climate change and creating a more sustainable future for all.

For more information, please visit our website: hudsonpacificproperties.com
Q & A

Submit Questions
www.slido.com event code #DOE
2022 Better Buildings SUMMER WEBINARS

REGISTER TODAY: betterbuildingssolutioncenter.energy.gov/better-buildings-webinar-series
Additional Questions?

Please Contact Us

Follow us on Twitter @BetterBldgsDOE
Follow us on LinkedIn Company/Better-Buildings
Better Buildings Solution Center https://betterbuildingssolutioncenter.energy.gov/
Program Support BetterBuildings@retechadvisors.com

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