

2026 Green Commons Summit

JULY 13-15 | BOULDER, COLORADO



Inspiration, Insights & Imperatives



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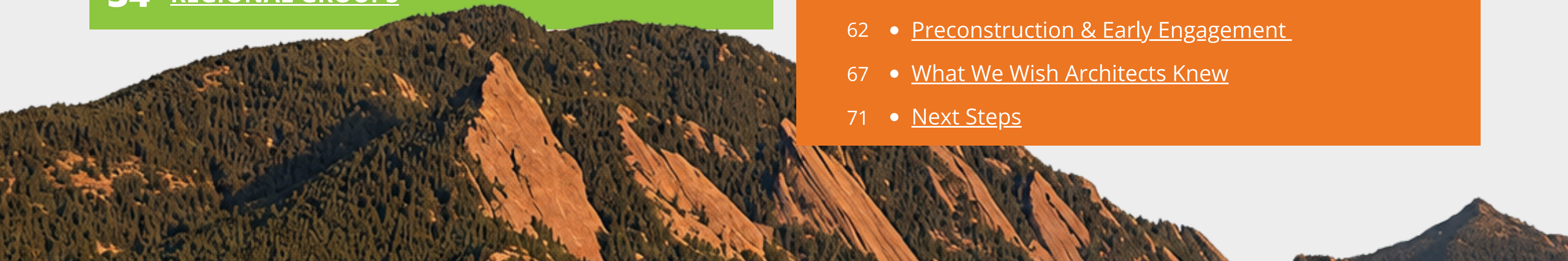


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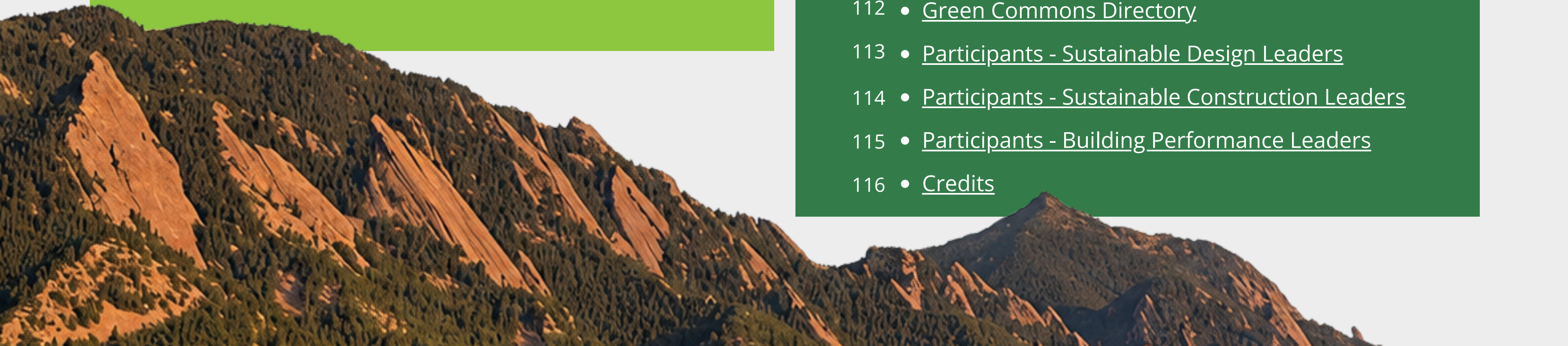
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2026 Peer Networks Summit

INTRODUCTION

WE CAME FOR THE PEOPLE

Against the backdrop of the magnificent Flatirons, more than 100 Green Commons network members traded their prevailing overall sense of pushing alone against obstacles for the remembered pleasure of being inside something important. “We came for the people,” was the common refrain, for the peer collaboration, the cross-pollination, to be in a room where you don’t have to explain what you do.

“The energetic people here are the mountain movers,” someone said.

It was the second time we assembled all three of the main Peer Networks for both joint and individual network time together. And while differences exist, we agree on many things. When you find a good framework, a good tool, a good coalition, join it and help shape it rather than building your own. Make a distinction between the data you collect to make a decision and the data you collect to file a report.

The biggest challenges continue to be process-related: The moment to be in the room is before the project starts, and everyone in the Peer Networks needs—and deserves—to claim our seat at the table and make our expertise heard.

One thing that’s changed: we’ve tempered our expectations. We still want to be a much larger force for leverage, because the stakes are so high, but there is great appreciation for **“the 8,000 little acts of awesome”** that all of us contribute every day.

We are proud to be a group of practitioners who show up—in person at the summit, at Show & Tells, in working groups, in our online forums, at industry convenings, anywhere we can compare notes with the only other people who do what we do. And we continue to argue, productively, passionately and in public about the hard parts. Because we know that’s what will help us make progress on the change we seek.

– Nadav Malin and Laurel Chądzyński, conveners and facilitators, Green Commons Peer Networks

COMMON CAUSE

ALL NETWORKS IN





COMMON CAUSE | ALL NETWORKS IN



REDEFINING PERFORMANCE BEYOND CARBON

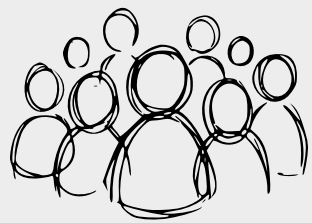


COMMON CAUSE | ALL NETWORKS IN

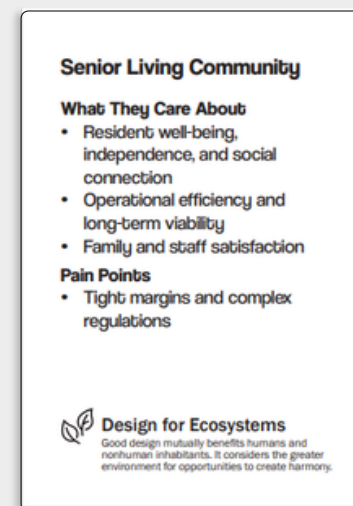
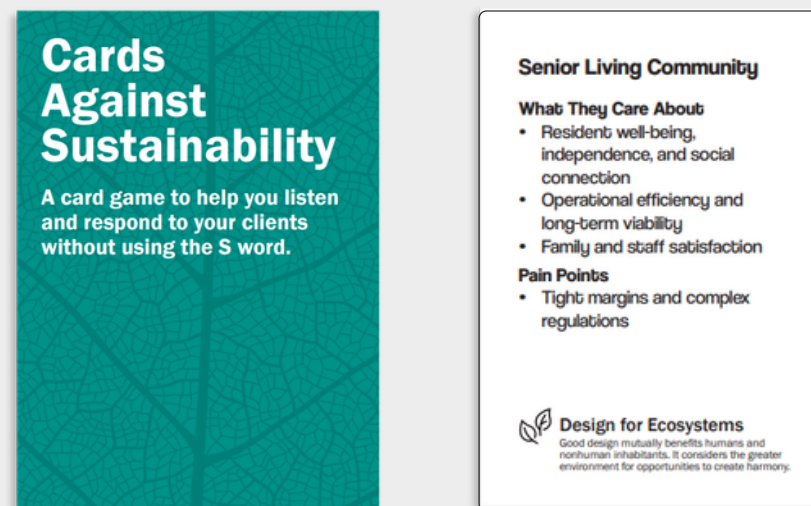
SPEAK THE LISTENER'S LANGUAGE

This reminder surfaced in the **Decarbonization workshop** role-play, in Cards Against Sustainability (no one could use the “s” word), even in a five-minute presentation.

Technical shorthand is a barrier to understanding – solar, heat pump, electrification, energy modeling, PM 2.5, HPDs. It’s just jargon unless it's translated into the language of the listener's own assessment of risk and values.



Everyone agrees: making this skill a top priority is urgent.



FIVE-MINUTE PRESENTATION

CLIMATE HERO



Juan D. Guarin

Perkins Eastman |
Sustainability Specialist
Washington, D.C.



Wyatt Ross

CMTA | Building
Performance Engineer
Cincinnati, OH

The Game!



“BUT IS OUR BUILDING LOVED?”

“**High performance**” has long been shorthand for energy efficiency and carbon reduction, and while both are important, they are but two elements in a much larger arc that describes how people feel, engage with and appreciate the spaces and places that define our world.

Maximizing a single metric as a sweeping endorsement of performance is disingenuous at best because it is far too narrow a lens for evaluating true performance.

A building can have an impressive carbon story and still be uncomfortable, unhealthy, vulnerable to extreme heat or flooding, or disconnected from its community.



What outcomes is this building actually delivering—for people, for the community, for the planet?

CORE CONSIDERATIONS TO REALISTICALLY DELIVER THOSE OUTCOMES:

Resilience

Water

Human Health

Biodiversity

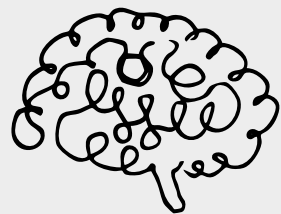
Community Impact

Totality of people's experience

PERFORMANCE ISN'T JUST A METRIC— IT'S A FEELING. REALLY.

People don't walk into a building and experience its carbon footprint.

They do experience whether they're too hot or too cold, whether the air feels bad, whether there's daylight, whether they can concentrate, whether they feel safe.



How do practitioners make the larger definition of performance tangible to owners, operators, financial people, and standards bodies?



Standards like ASHRAE 55 often aren't getting us to the outcomes we want—for some, they're a structural barrier.

THE GOAL ISN'T MORE THINGS TO COUNT.
IT'S BETTER ADVOCACY FOR THE OUTCOMES THAT MATTER.

PEOPLE-CENTRIC PERSPECTIVES CHANGE THE PARADIGM

Health, emissions, cost, comfort and adaptability aren't separate conversations; they're the same conversation.

A resilient building isn't just one that withstands disruption. It's one that keeps serving people when something goes wrong.

Water efficiency isn't just fewer gallons. It's water balance, reuse, stormwater, watershed health.

Biodiversity isn't just outside the property line. Landscape, habitat, sequestration and species loss are part of how a building relates to its place.

PRACTITIONERS SHOULDN'T FEAR THE LESS-TECHNICAL QUESTIONS:

“Is the building loved? Is it beautiful? Does it bring delight? Is it operated as intended? Can it adapt? Is it getting better over time?”

FIVE-MINUTE PRESENTATION

CONNECTIONS ARE EVERYTHING



Maria Papiez

Ewing Cole |
Director of Sustainable Design

Portland, OR



Brian Feagans

Ratcliff Architects | Consulting
Architect & Sustainable Design
Advisor

Bangalore, India



Ashley Mulhall

Grace Design Studios |
Partner, Sustainability Director

Phoenix, AZ



Collective Memory

- There are already beautiful stories, embedded in cultures, from which to draw
- "Look with awe on the current of life that came before us and see ourselves within it." ~John Seed

What **relationships** is this building
creating, strengthening, or weakening?



STOP TREATING PERFORMANCE AS A FINISH LINE

Codes and standards raise the floor. High performance should raise our aspirations well beyond it.

Post-occupancy evaluations, occupant surveys, testing and easier feedback tell us whether a building delivers what it was designed to.

Case studies and comparisons help teams understand what “better” looks like without reinventing the wheel.

Performance is a shared responsibility: owners, designers, contractors, operators and occupants all have a role.

Building performance standards, energy management plans and financial mechanisms like performance bonds can create ongoing accountability.



Performance can't stay a moment-in-time carbon metric—it's a continuous process of learning and improvement.

LOW-TECH: IS SUFFICIENCY CONVINCING? IS IT PART OF THE CONVERSATION?



Erik Olsen

Transsolar KlimaEngineering |
Managing Partner

New York City, NY



Do we really need to drive to a fully conditioned building to run on a treadmill?

COMMON CAUSE | ALL NETWORKS IN



MATERIALS, WASTE AND EMBODIED CARBON

WASTE IS AN ASSET WE NEVER KNEW WE HAD



The harder question: how do we act before waste ever gets created?

PRACTICAL OPPORTUNITIES TO CONSIDER:

- Are we ordering unnecessary attic stock?
- Are structural systems, footings and reinforcing steel oversized?
- Are we pouring more concrete than we need?
- Could advanced framing or right-sizing tools reduce cold-formed metal framing?
- Could concrete be crushed and reused on site rather than hauled away?



Value engineering, waste reduction, and embodied-carbon reduction don't have to compete. Done well, they're the same exercise.

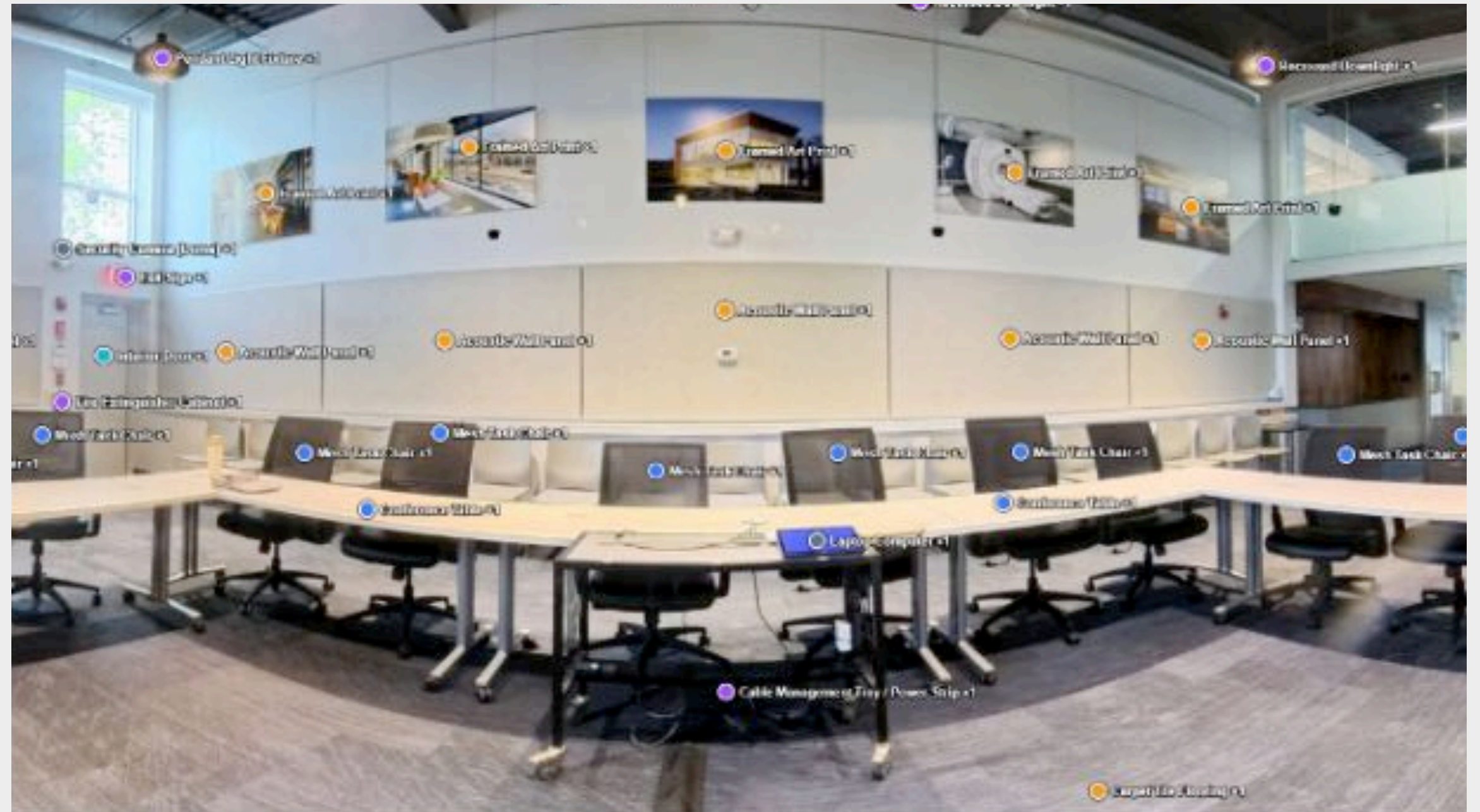
FIVE-MINUTE PRESENTATION

SEEDING CIRCULARITY: AI WORKFLOWS FOR BETTER SALVAGE YIELDS



John Hyde

Chapman Construction,
Design | Director of Sustainability
Newton, MA



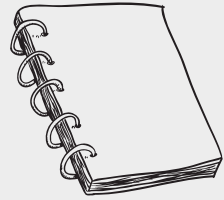
BRING CONTRACTORS INTO THE CONVERSATION EARLIER

- Opportunities disappear when the people who understand construction realities aren't brought in soon enough.
- Architects, contractors and owners need to talk before bid, while there's still room to change the approach.
- Contractors can flag what's actually available locally, what creates schedule risk, where material can be reduced, and what alternatives might perform better.
- Architects and contractors can do more together to educate owners and subcontractors about why these choices matter.

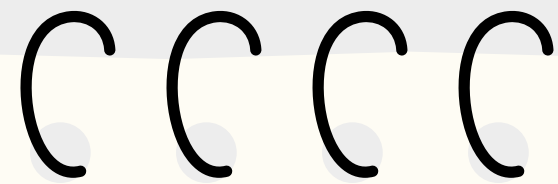


Performance specifications establish the outcome we're after—while still letting the market compete on how to get there.

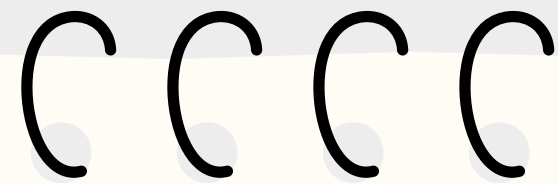
REUSE NEEDS TO BECOME THE NORM



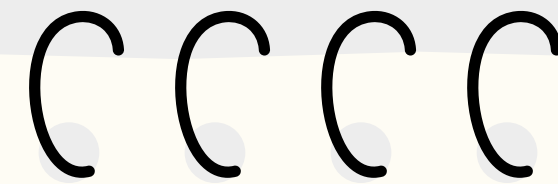
Real obstacles: aesthetic concerns, storage costs, schedule pressure, uncertainty about where salvage goes. Often, there is no client pushing for it.



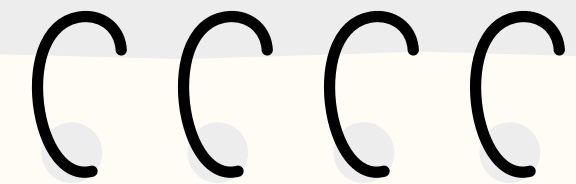
Start with a pre-demolition salvage walk—know what you have before it disappears.



Identify materials most likely to have a second life, rather than trying to save everything.



Find the end market before deconstruction begins.



Deconstruction isn't necessarily pricier than demolition—cost it out, don't assume, and share the numbers widely.



The bigger shift: stop thinking of existing materials as waste and start thinking of them as assets.

COMMON CAUSE | ALL NETWORKS IN



SCALING IMPACT AND POLICY ADVOCACY

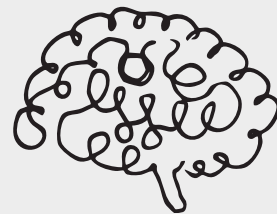
DON'T DESIGN BAD BUILDINGS.

Extraordinary projects show what's possible. The challenge is **moving those ideas beyond individual buildings.**

- ✓ Codes matter, but aren't moving fast enough alone; compliance with a minimum isn't the same as maximum effect.
- ✓ Think sufficiency as well as compliance. Favor outcome-based approaches over checkbox performance.
- ✓ Engage more actively in policy: federal and state resources, financing mechanisms not yet explored, and opportunities to improve code enforcement.
- ✓ Carbon goals can bring general contractors more deeply into the conversation.

WHO SPEAKS FOR THE BUILDINGS?

AIA · USGBC · ILFI · ULI · Shift Zero · Architecture 2030 · New Buildings Institute · Carbon Leadership Forum · USGBC chapters—each doing important work, **largely in their own lane.**



Who can—or should—represent the built environment collectively?

The industry needs to **quit talking only to itself** in the jargon-filled language of specs, carbon metrics and acronym-speak.

Better buildings **aren't just an industry issue**—they're a health issue, an economic issue, a resilience issue, a climate issue and a quality-of-life issue.



The question, as always: How? And who pays for it?

FIVE-MINUTE PRESENTATION

BUILDING FORWARD PROJECT UPDATE



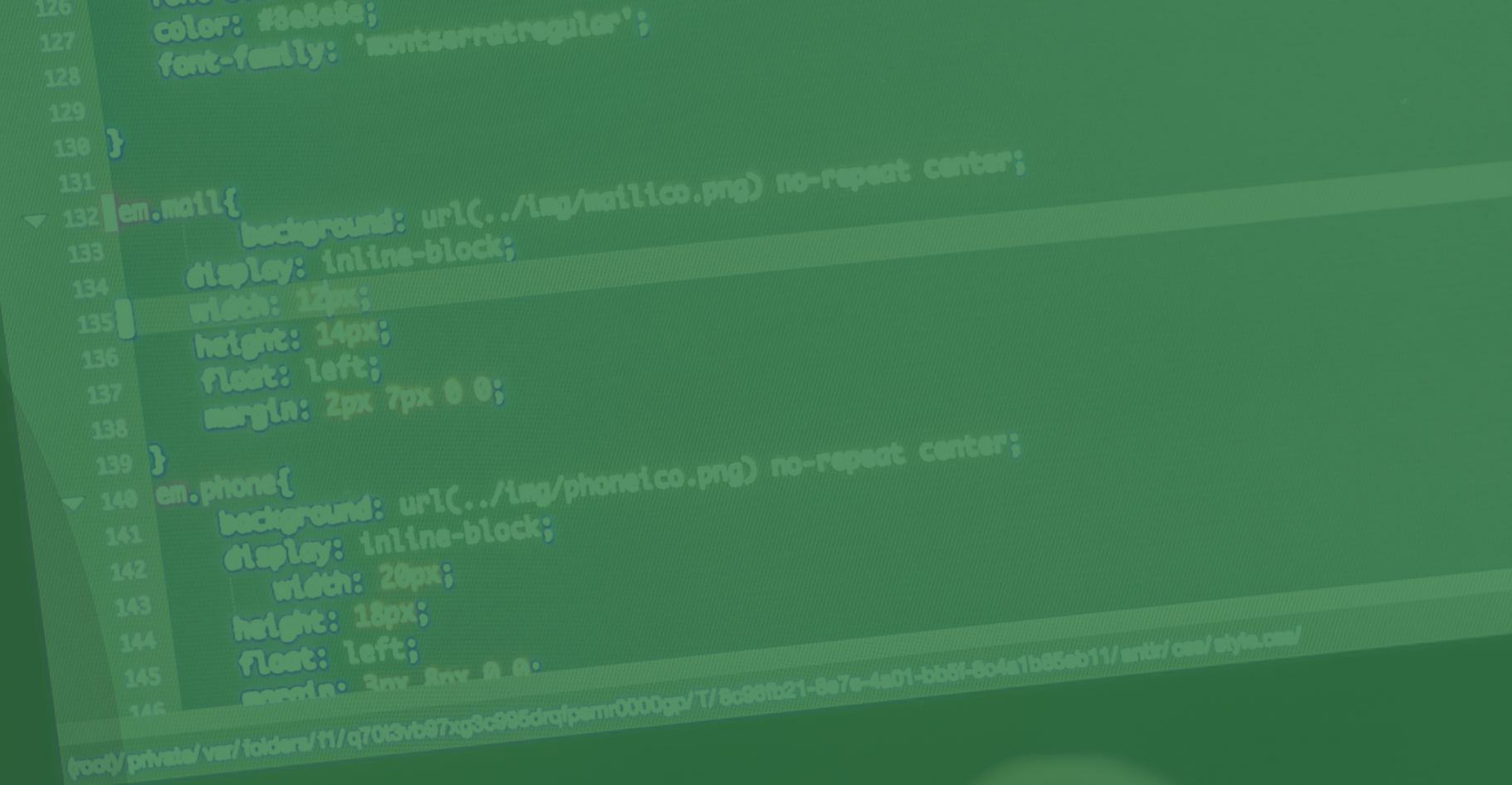
Jeremy Shiman

WRNS Studio |
Building Performance Specialist,
Project Architect
New York City, NY

COMMON CAUSE | ALL NETWORKS IN



INDUSTRY STRUCTURE AND EMERGING TECH



TECHNOLOGY MATTERS WHEN IT CHANGES THE WORK

The data-center boom is reshaping how firms are structured, demanding new subject-matter expertise and staffing decisions.

Reality capture and 360° cameras let teams see jobsites remotely; digital drawing delivery is changing how information moves between field and office. **Should these become one integrated workflow?**

BATTERY-ELECTRIC CONSTRUCTION EQUIPMENT

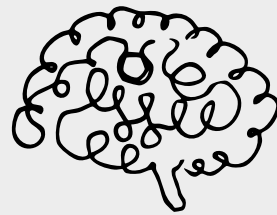
- Emissions benefits are obvious—but implications go further.
- Quieter equipment can improve community relationships and support a social license to operate, while raising new jobsite safety questions.
- Charging infrastructure will affect how sites and equipment are designed.

AI IN THE HOUSE



AI cannot continue to dominate every technology conversation if it obscures the tools available right now that can materially change how work gets done.

The question **isn't** whether we can build another dashboard. **It's bigger than that:**



- Where does our data live?
- What do we actually know?
- How do we turn that information into better decisions, better outcomes, and ultimately real value?

COMMON CAUSE | ALL NETWORKS IN



WHAT ARCHITECTS AND CONTRACTORS WISH THE OTHER KNEW

COLLABORATION IN THE FAMILY WOULD GO A LONG WAY

If a sustainability requirement matters, don't bury it in Division 01—put it in the specification sections the relevant trades actually use.

Group sustainability submittals together, so it's clear what's required and an incomplete one can be rejected.

Make embodied-carbon requirements explicit: give teams the GWP baseline, the target, and a pathway that includes regional baselines where they matter.

PRESENT BETTER MATERIALS

- If a product is the right performance outcome, make it the basis of design—not an “add-alt.”
- When “or equal” is used, define what “equal” actually means so substitutions can be evaluated fairly.

GET THE CONTRACTOR IN WHILE THERE ARE STILL CHOICES

“ Bring us in earlier ”
was the strongest contractor message of the summit.

The GC can explain constructability, supply-chain constraints, regional availability and cost while options are still on the table. Don't assume it's too expensive, or unavailable. **Ask.**

Look beyond the usual suspects: a local or regional solution can beat the product everyone automatically specifies, like sourcing from a local tribal forest instead of defaulting to a one-off wall system.

There's also real value in tested components and repeatable systems; one-off solutions can introduce risk that undermines the very performance being sought.

CONNECT DESIGN INTENT TO WHAT HAPPENS IN THE FIELD

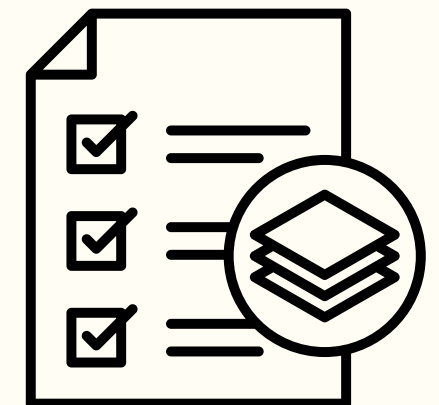
Field staff and estimators should join submittal reviews when their **expertise is relevant**.

Envelope commissioning connects design, installation and testing before the project reaches blower-door testing.

Sustainability should be part of ordinary project-level conversations, not something reviewed separately by a team only tangentially involved.

BILL OF MATERIALS

Estimate it at the beginning and capture the actual bill of materials at completion. It means better information on what was built, and a foundation for understanding embodied carbon, future reuse, and residual value.



BUILDINGS SHOULD BECOME MATERIAL BANKS

A deconstruction spec and pre-salvage audit can identify materials worth saving before work begins.

Scanning and inventory tools can document what's available; take-back programs create destinations for products.

Tagging systems could eventually match materials coming out of one project with those needed by another.

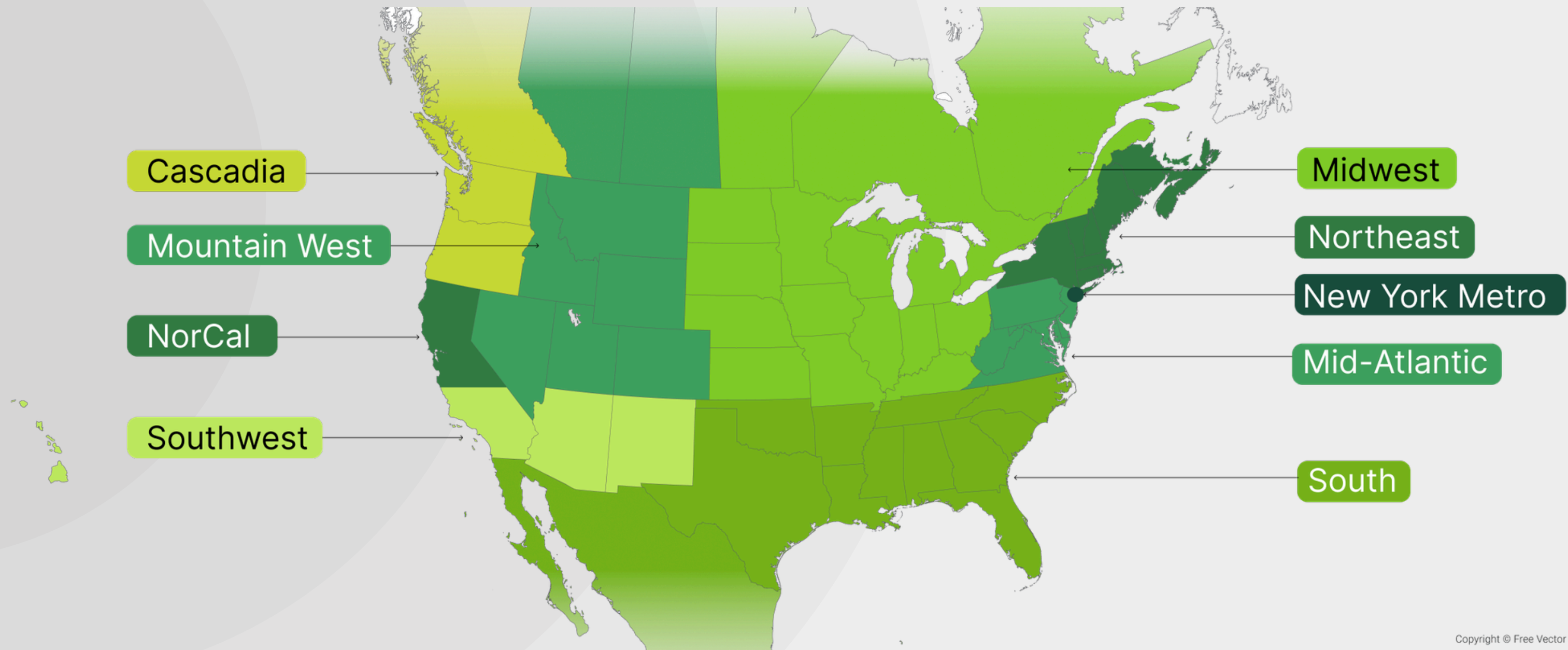
Some components—reused structural steel, for instance—may need testing or an engineer's stamp; solvable, not disqualifying.

A building isn't the final destination for its materials. It's one chapter in their life.



High performance isn't just doing less harm at the moment we build. It's creating buildings that support people, strengthen communities, adapt over time, and keep getting better.

REGIONAL GROUPS



THERE'S NO SUCH THING AS A NATIONAL BUILDING

Regional conversations happened independently, but each group asked for the same things: a shared place for useful knowledge, more chances to learn from one another, a regular rhythm for connecting.

These were cross-network conversations, not extensions of any one Peer Network—pointing to a missing regional layer that makes existing expertise easier to find, share and put to work locally.

The appetite wasn't for another elaborate program—participants wanted practical infrastructure: a common library, short topic-specific Show & Tells, and enough recurring contact to build real relationships.

“ The best talks are when we are walking. ” —Boston

DON'T BUILD ANOTHER ORGANIZATION

Existing green building councils, USGBC affiliates, AIA chapters, Carbon Leadership Forum groups and other local organizations already do adjacent work—**connect to that infrastructure, don't compete with it.**

Mid-Atlantic: **"Leverage existing organizations rather than recreate them."** Cascadia reached the same conclusion, pointing to active regional groups that could house circularity and other priorities.

Midwest already runs monthly Zoom meetings, a online group, and some in-person activity and deliberately chose not to add another in-person meetup. Not a lack of enthusiasm; a reminder that **the goal is connection with purpose, not convening for its own sake.**



The message wasn't "build something new." It was "make what already exists easier to navigate and use."

POLICY IS WHERE REGIONAL GETS POWERFUL

Several regional groups put policy near the top of the agenda, naming the same partners: USGBC, AIA, state affiliates, and other environmental and engineering organizations.

Practical asks: inventory policy gaps between jurisdictions, understand what's coming before it's a compliance problem, and make time to actually read and discuss proposals together.

Mid-Atlantic's anchor questions: Who do we already know? And who should we know?

Midwest proposed: a shared state-based advocacy resource, pointing to Shift Zero in Washington as a model, plus specific opportunities like stronger energy codes and demolition/salvage requirements.



A national diversion target means little if a region has no viable end market.

DIFFERENT REGIONS. DIFFERENT RHYTHMS.

As part of the combined network discussions, breakouts to discuss regional perspectives proved enlightening. These four regions were predominantly represented onsite, with representatives of other regions joining those groups when only a couple of people from their region were present.

BOSTON/NORTHEAST

Ready to convene: a broader regional summit with topic talks and dinner, moving beyond the current quarterly weekday-morning meeting. Technically detailed—resilience, EPDs, LEED v5, reuse, regional minimums.

MID-ATLANTIC

Focused on connecting the dots: mapping existing organizations, exploring where national requirements collide with local realities, and better cross-discipline communication. Organize the ecosystem, don't add to it.

CASCADIA

A strong circularity lens with a grounded read on capacity: embodied carbon, materials, reuse, procurement and permitting and pointing toward existing groups to carry the work.

MIDWEST

Already has much of the connective infrastructure others want: monthly Zoom, a Circle group. Chose to keep the current rhythm and direct more energy toward advocacy, a potential pilot model for other regions.



SUSTAINABLE DESIGN LEADERS

PEER NETWORKS



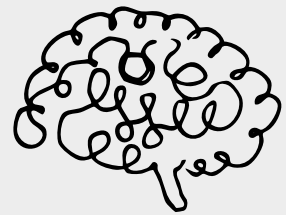
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THE BIGGEST OBSTACLE IS THE STATUS QUO

The thing that used to be missing isn't missing anymore. Ask this network what stands between it and better buildings, and it no longer says information. What stands in the way now is inertia: habits, established patterns, the way it has always been done.



Not one breakout produced a technical finding as its headline.

Every one produced a theory of influence and how far influence should be pushed.

THREE CONSISTENT FINDINGS:

- 1 Research** is what people wish they had time for.
- 2** There is no standard shape to this job. It spans full-time to barely part-time.
- 3** Code review is getting harder, because reviewers have AI now.

THE DECISIVE CONVERSATION HAPPENS BEFORE THE PROJECT.

THREE WAYS TO GET UPSTREAM OF THE PROJECT:



FORCE MULTIPLIERS ACROSS ALL THREE:

- Risk management: resilience, insurability, future-proofing
- Partnerships
- Financing

AIM AT THE KEYSTONE SPECIES.

“ Just focus on Designers/Leaders ”



“ Keystone Species ”

The leverage is not with the sustainability staff. It is with the people making the decisions.

“Instead of boring them with that checklist and metrics and performance standards, just ask leading questions that inspire curiosity and intention.”

NOBODY ARGUED THAT THE ANSWER WAS MORE RIGOROUS STANDARDS.

CHECKLISTS HAVE THEIR PLACE



Lead with questions, not boxes to tick. A checklist reads as a compliance exercise.



Checklists are useful to track core education requirements, and to capture integrated design charrette goals.



Standard requirements shouldn't be presented as a checklist, but QC review requires one.

Not a contradiction so much as an unstated rule: the checklist is wrong as an opening move with a designer and right as an accountability structure inside your own team.

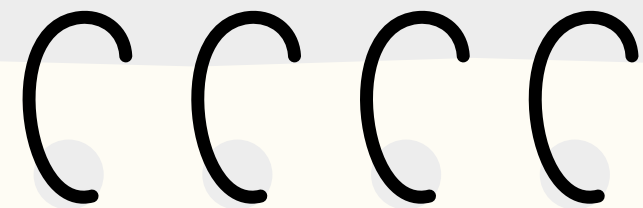
SOMEONE SHOULD SAY THAT.

DON'T DESIGN BAD BUILDINGS

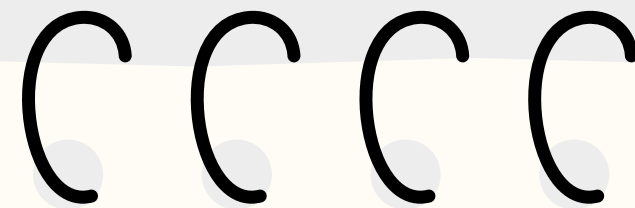


THE NEW 2030 CHALLENGE: Make it usable without us.

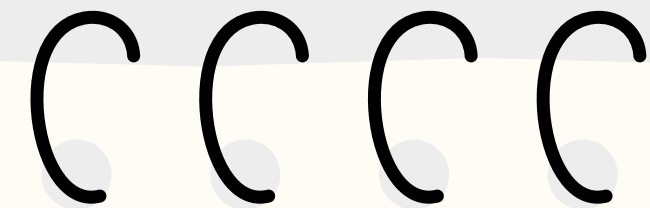
(It was only the people in this room who really ever understood EUI and percent reduction.)



Move away from percentage reduction toward peak load reduction. Prioritize all-electric, net-zero-ready.



Target 2035. Whole carbon. Message the target, not the baseline. The 2003 baseline "is, like, not that great."



"Design for the everyday firm." Outcomes-based & simplified. Targets by climate zone and use type.

THE ORIGINAL TARGET WASN'T ENERGY.

2030 is close and the industry is not on track to zero. But the original 2030 Challenge was never a net-zero-energy target—it was a zero-fossil-fuel-emissions target. Score the same portfolio on carbon rather than energy and the trajectory looks materially different, and arguably more honest about what the commitment was for.

The sunk cost: 20 years spent teaching everyone to think in EUI. Shifting to carbon means bringing those teams along, not just changing the reporting field.

And you cannot hit a carbon number without the fuel switch, which moves MEP 2040 and the mechanical fuel mix onto the critical path.

WE MAY HAVE BEEN SCORING THE WRONG NUMBER ALL ALONG.

THE RISK IS LOSS OF FRICTION.

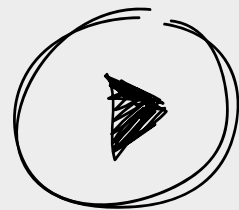
"AI as a tool —————> towards what end?"

"Legal/privacy controls are being 'considered' vs. implemented."



Risk: loss of friction = loss of learning opportunities for junior staff.

"We are worried about the environmental impact of AI, but we actually don't know what that is."



Action: Industry letter from SDL to providers on platform transparency and data center infrastructure.

THINGS AI DOESN'T REPLACE:

- Craft: "swinging back from tech/digital"
- Meaning and impact
- EQ, soft skills, critical review
- Norms, ethics and privacy: "no giving away data to the evil empires"

DON'T ASK FOR WHAT YOU CAN'T CHECK.



The ceiling on what you can delegate is what you can verify and it applies identically to a junior colleague in another office and to a language model.

On AI in practice: “Don’t ask what you can’t QA/QC.”

On AI and junior staff: “Wary of inexperienced staff not knowing if QA/QC needed”—the risk isn’t the wrong answer, it’s not knowing an answer needs checking.

The tool is good for “making things more concise” and summaries. Not so much for open-ended questions and anything that isn’t checked.

PROXIMITY TO THE PROJECT BEATS PROXIMITY TO THE TOOLS.

Two models that work and one... not so much:

THE PROJECT MANAGER OR PROJECT ARCHITECT

Carrying the intent as a
“Sustainability Champion.”

A PERFORMANCE MANAGER

“On team with experts
in-house.”

A DESIGN-TECHNOLOGY MANAGER

“Not as successful as Project
Manager.”

“There is something powerful about *not* using tools.”

“Garbage in, garbage out → are people asking the right questions?”

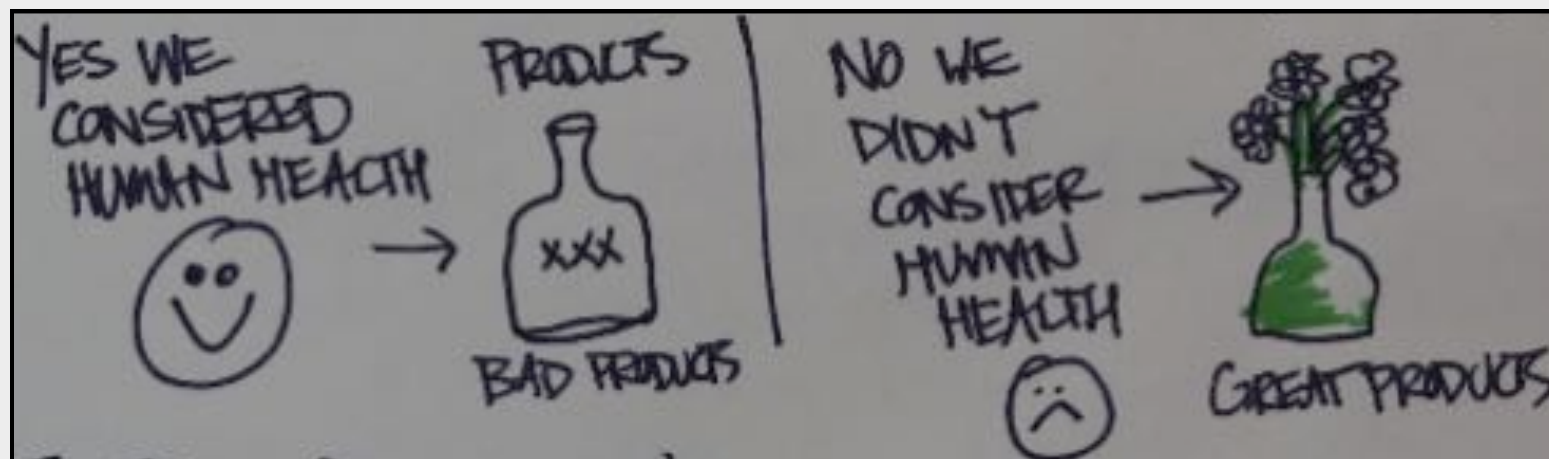


“How do we make IT part of design, not an added service?”

WE NEED DATA INTEGRATION ACROSS TOOLS & PLATFORMS.

REPORT THE ZEROS. THE GAPS ARE THE INDUSTRY'S DATA.

THE REPORTING IS PRODUCING INVERTED RESULTS.



TWEAK THIS:

- Timing too close to 2030 causing the reporting seasons to collide.
- Quantities are not considered. 100 sq. ft. and 100,000 sq. ft. treated alike.

THE SPECIFIC PROPOSAL:

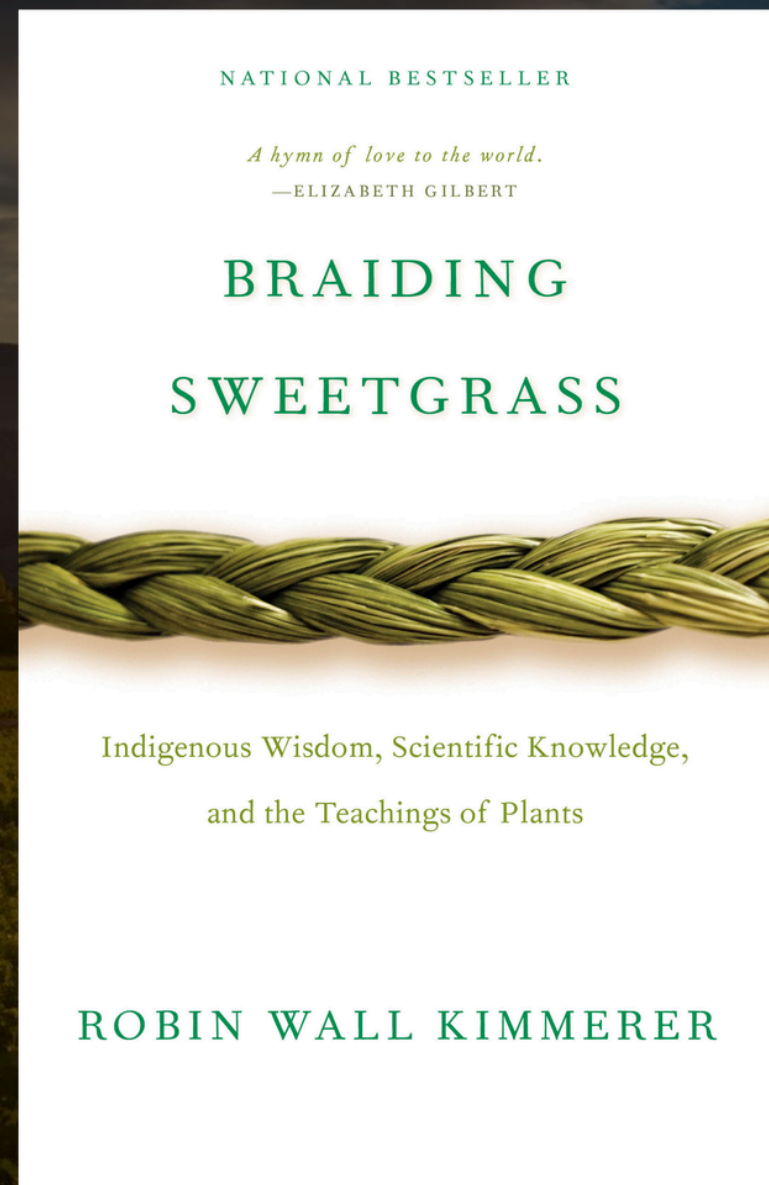
SPLIT PRODUCT-LEVEL REPORTING INTO AN EASY PATH THAT IS MOSTLY CHECKBOXES:

- Did you look for health information?
- Did you find it?
- With a write-in field for types missing from the dropdown.

The argument is not convenience: "we looked for health information, carbon information, and we found zero across the board." **Aggregate enough of those and the industry learns which categories nobody is serving.**

WE KNOW WHAT TO DO. | SUSTAINABLE DESIGN LEADERS

WHAT STANDS IN THE WAY IS INERTIA.



HONORABLE HARVEST

“Take only what you need,
use it fully,
give something back.”

-Robin Wall Kimmerer



SUSTAINABLE CONSTRUCTION LEADERS

PEER NETWORKS



2026 Peer Networks Summit - Sustainable Construction Leaders



2026 Peer Networks Summit - Sustainable Construction Leaders

THE CONTRACTOR'S COMMITMENT REMAINS IN FOCUS

As v3 continues to develop, we were joined by a USGBC CA for a listening session to inform the next iteration.

BALANCING ASPIRATIONAL AND ATTAINABLE

CC v3 is raising the bar while still maintaining accessibility for contractors who may have found the program intimidating or too onerous to comply with.

A NEW TIER OFFERS AN ENTRY POINT

The introduction of a “reported” level in addition to “good, better, best” levels provides a new point of entry for organizations that have not yet signed on. Project-specific requirements are carved out from company related requirements.

ALIGNMENT WITH RATING SYSTEMS

The new version will remain grounded in the reality of what is achievable on projects today, while staying aligned with LEED and other green building rating systems to help drive industry progress.

WHAT'S IN OUR REALM OF CONTROL?

Much of the **challenge** for this network comes from being measured in the first column for things that **live in the third**:

PROJECTS	FIRM	INFLUENCE
CONTROL What a crew can execute.	OPERATIONS What the business runs.	DESIGN/TRADES What you can only argue for.

When it comes to **emissions**, there are those that we have **financial control** over, and those that we have **operational control** over. That distinction matters.

DATA GETS USED IN MULTIPLE WAYS

For reporting, or for decision making. Only **one of these actually moves the needle.**

“ Not everything that can be counted counts.
Not everything that counts can be counted. ”



What if we got to decide what to count?

WHAT ARE WE MEASURING THAT DOESN'T SEEM TO MOVE THE NEEDLE?

Answers ranged from A4 emissions, supply chain transparency, jobsite IAQ and wellness, waste, to scope 3 spend-based data. Generally, reporting the estimates were not seen as valuable, and the value of data collection simply for the sake of reporting was questionable.

WHAT AREN'T WE MEASURING THAT WE SHOULD BE?

Our numbers shouldn't remain siloed—a shared cost/benefit analysis of strategies like take-back waste, BESS systems, and low-carbon concrete would be valuable. Jobsite water consumption and actual labor cost impacts of initiatives were flagged here as things to watch.

THE PROBLEM IS THE MEASURING, NOT THE SUBJECT.

Waste and emissions tracking, two things the industry most often point to as proof of success, DON'T actually move the needle.

GETTING TOO MUCH FOCUS

WHAT WOULD BE MORE IMPACTFUL?

Waste emissions → Third-party verified waste data, standardized industry-wide

Jobsite water temperature → Water consumption

A4 emissions → Reducing A5 emissions

(Too much variability in what comes off a truck)

**THIS IS NOT ABOUT DEPRIORITIZING WASTE, WATER OR TRANSPORT DATA.
THE FIX IS STANDARDIZATION AND VERIFICATION—NOT MORE DATA COLLECTION.**

“WE’RE COLLECTING A LOT OF DATA BUT LACK CLARITY ON HOW IT IS APPLIED/ANALYZED.”

WE NAMED THIS PROBLEM A YEAR AGO

The data goes somewhere—a parent company, a corporate level, described in the room as a black hole. The question was how to **actually leverage it in an impactful way, *aggregated across the industry, not collected on one project.***

What would help has already been specified: owners and clients enforcing requirements, and one platform for consistent reporting across projects and geographies. The precedent offered was Architecture 2030’s reporting platform.

Architects already have somewhere to put this.
Can we develop something like this as contractors?

A 2025 SUMMIT INITIATIVE REMAINS RELEVANT

Last year’s “Organizational Change: from Data to Implementation” working group description reads “we’re all doing a lot of data collection with not much action coming out of it.”

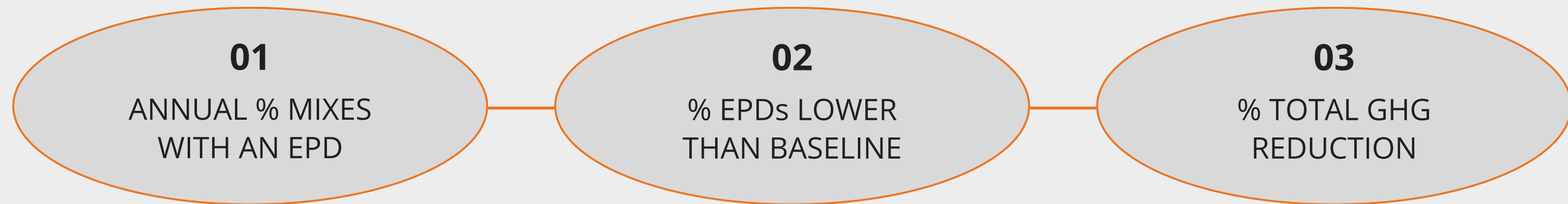
Since the 2025 summit we’ve captured insights from the network on what data they’re collecting, and the effort to make this data actionable is ongoing.

The fact that this remains a focus doesn’t mean it’s a failed initiative.

THREE NUMBERS. FIVE YEARS. ONE STATEMENT.

“CAN WE ALIGN ON SIMPLE BUT POWERFUL METRICS TO
MAKE A BIG STATEMENT IN FIVE YEARS?”

Concrete is the **largest single slice** on most of our projects and something contractors genuinely influence. Underneath, metadata makes these numbers computable: mixes, CY, supplier, PSI.



Annual. Comparable across firms of widely different sizes. Not a per-project score—a collective statement no member firm can make alone.

*This same question can also be applied to Fleet Fuel Use and Waste. For Fuel, participants discussed GC controlled vs. Subcontractor controlled gal. by type (and the % spend on electric or hybrid equipment), and for Waste, datapoints included regional averages and vendors, regional take-back availability, and surplus waste prevention. **These data points aren't final**, but were suggested as a starting point, and will be explored in future discussions in the network.*

EARLY ENGAGEMENT IS KEY



We discussed early engagement:

INTERNALLY WITHOUT ORGANIZATIONS
(with preconstruction teams)

- AND -

EXTERNALLY WITH DESIGN FIRMS

Here's what we wished they knew...

THE TOOL ALREADY EXISTS. USE IT.

Preconstruction Sustainability Workflow Resource

SCL built [this resource](#) as a 2025 initiative, and it is the one item on last year's list marked complete. Finished, delivered, and the network's opening instruction to itself in 2026 is still to actually use it (with an exclamation point!)



USE THE GOALS THE PROJECT ALREADY HAS.

“Use projects goals as opportunity for further environmental goals / have a plan.”

Rather than arriving with a separate sustainability agenda, take the goals the project has already committed to and extend them. Two places that extension is most available:

- 1 JOBSITE SUSTAINABILITY**
- 2 EMBODIED CARBON/EPDs**

(Worth noting: the Sustainable Design Leaders described this same move from their side of the table.)

ESTIMATORS ARE THE AUDIENCE. THEIR TOOLS HAVE NO ROW FOR YOU.

THE OBSTACLE IS STRUCTURAL RATHER THAN ATTITUDINAL.

Estimating tools don't have line items for sustainability work, so estimators are not equipped to consider it, even when willing. That suggests these two outstanding tasks:

1. *"Likely need to help define tools for sustainability-preferred materials."*
2. *"Reassess cost assumptions around waste collection, materials procurement, etc."*

PROOF, NOT ARGUMENT.

Provide a **"tangible demonstration of past success."** And once you are in the meeting: impact, scope, dollar impact, benefit to the project. One firm's healthy and sustainable materials purchasing plan surfaced as a living example.

DON'T PERSUADE THE ESTIMATORS. REBUILD THE INSTRUMENT THEY ARE USING.

THE WASTE PROBLEM HASN'T BEEN SOLVED.

No one disputed the regional reality of this challenge. For example, in Colorado, 50% diversion counts as lucky, with no certified facility within several states.

IT DOESN'T MOVE THE NEEDLE

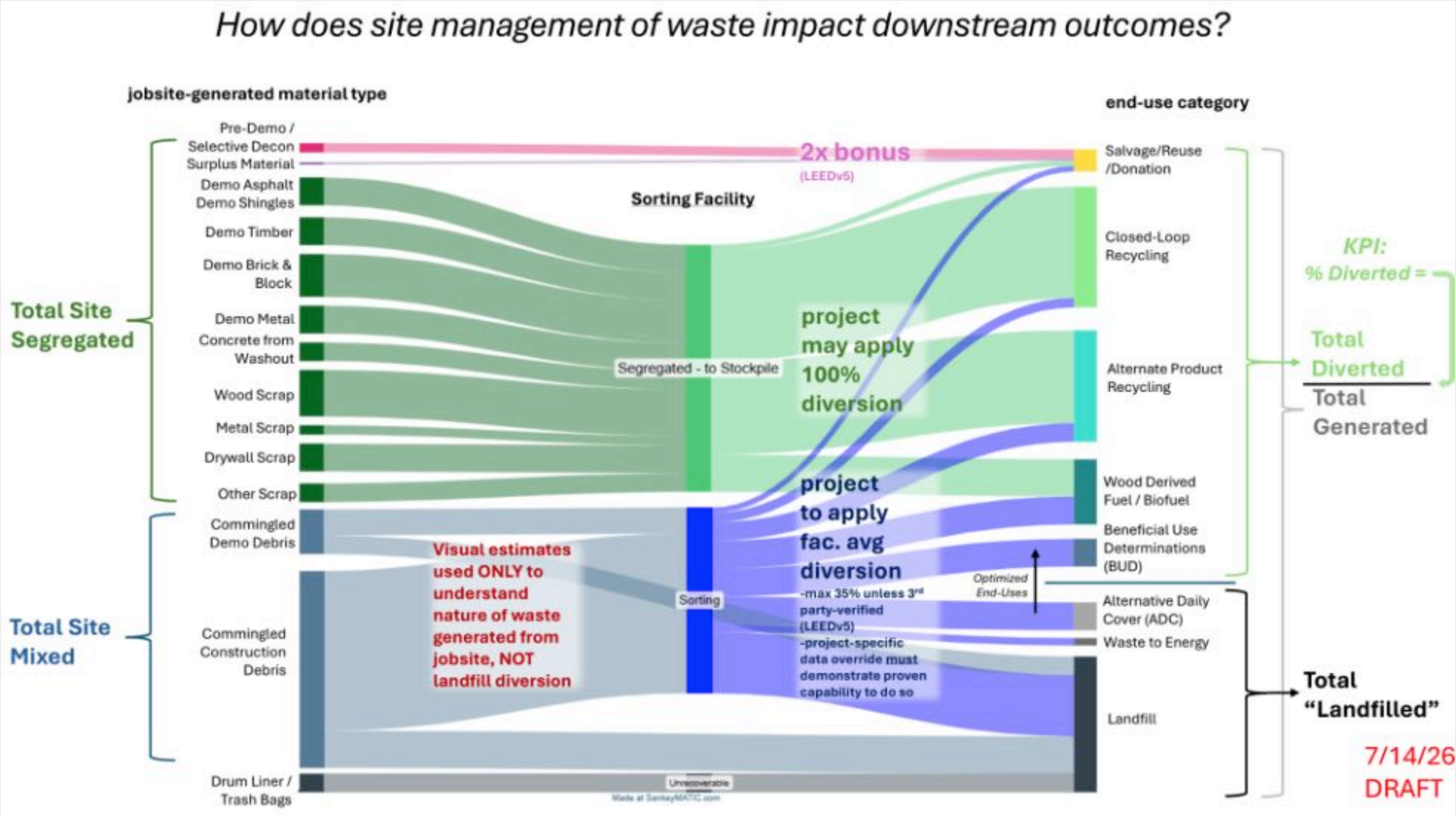
Not that waste tracking isn't worth it, but if the desired outcome is emissions reduction, waste has a smaller impact than fuel.

THE LINE IS SOURCE SEPARATION

Passing along a single-stream hauler report is not the same as separating at source. One is paperwork. The other is work—and conflating them is what makes the metric worthless.

There are many things we wish architects and owners knew to include (or not include) in drawings, specifications, and bid docs to help **manage waste diversion** and make **circularity more attainable**—addressed in the following pages.

UNPACKING WASTE DIVERSION



Geoff Brock

IPS-Integrated Project Services
| Director of Sustainability
Philadelphia, PA



Michael Orbank

STO Building Group |
Sustainability Manager,
Northeast US
Boston, MA

DIVISION 01 IS NOT THE FILING CABINET.

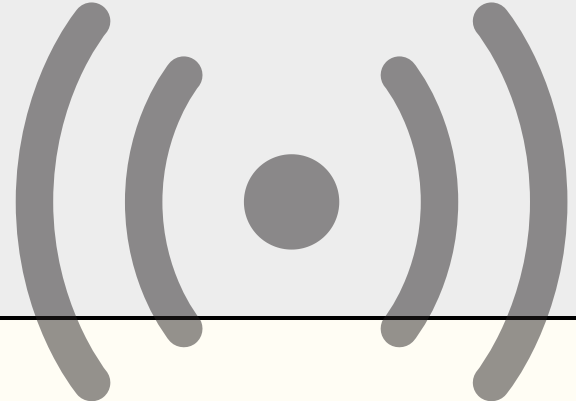
The most actionable specification instruction of the summit—and more precise than the usual complaint. Not “Get sustainability out of Division 01”.

STAYS IN DIVISION 01

- Documentation requirements
- High-level goals
- Processes

MOVES OUT

- Product-specific performance requirements, into the sections governing those products
- More description on drawings; take-back in the demolition spec
- A separate waste document, proposed independently



This was also echoed by a regional group:

“Contractors want sustainability section by section, not in the front end → makes specific subs clearly responsible.”

PRESCRIPTIVE, NOT PERFORMANCE-BASED.

The most counterintuitive thing said in two days: **a room of contractors asking to be told exactly what to do rather than handed a performance target.**

A diversion percentage depends on haulers and facilities the contractor does not control, and can be hit without changing any behavior. These are practices a crew can execute:

PRE-DEMO SALVAGE

TAKE-BACK SPECS

CALLOUTS ON DRAWINGS

A second group reached the same conclusion independently and without hedging: “We don’t need thresholds for waste diversion.”

The metric follows: **lbs/sq.ft., trash versus recycled** — NOT total waste.

Normalized, and split so it reflects what happened **on site** rather than what came off a truck scale.

STOP MAKING US PRICE IT TWICE.

“ *NO MORE ADD ALTS* ”

Deconstruction, salvage and take-back offered as alternates get priced as alternates, which is to say priced out. Teams default to the familiar approach and the number reflects it. Made a requirement on a project the firm wants to win, the same scope gets delivered.

The same complaint appears in different clothes on embodied carbon: a sustainable option listed as an alternate against a conventional basis of design, or the reverse.

PICK ONE. DON'T ASK FOR BOTH TO BE PRICED AND THEN ACT SURPRISED ABOUT A HIGH PRICE.

THE REST OF THE ASK:

SHORTER ITEMS, ALL OF THEM SPECIFIC.

1. EPR named explicitly, with manufacturer take-back written into the spec so it survives to the demolition sub.
2. Specify against end markets the region can actually absorb.
3. Verify attic stock and surplus quantities. Over-ordering is waste that never gets logged as such.
4. Prefab where applicable (MEP).
5. Waste reduction language in the documents—frequently it isn't there.

EMBODIED CARBON: DO & DON'T ASK.

A SPECIFIC INSTRUCTION TO DESIGN TEAMS:

✔ DO	✗ DON'T
• Div. 1—specify processes • Material requirements in tech specs • Specify regional baseline + output • Set clear goals in the OPR • BIM model sharing	• Make assumptions on availability + cost of lower carbon alternates • Rank/list product options without checking regional availability

“Rank/list” is one worth dwelling on. A ranked product list looks like guidance and functions as a constraint: it substitutes the design team’s judgment about regional availability and price for the contractor’s, in the one area where the contractor has better information.

SPECIFY THE OUTCOME AND THE BASELINE. LET THE SOURCING BE SOURCED.

EFFORTS TO CARRY FORWARD



A SUSTAINABILITY SPEC/EXHIBIT

Helpful guidance for SDL counterparts to bring back to their teams. Raised in multiple breakouts, this was the most repeated ask of the summit.



A PRESCRIPTIVE WASTE SPECIFICATION

Replacing diversion thresholds with lbs/sq.ft., trash vs. recycled. Similar guidance came out of three different conversations in the network, and from a regional group as well.



AN EMBODIED CARBON ASK DESIGN TEAMS CAN ACT ON

Regional baseline and output specified, goals in the OPR, model ownership settled early—and no assumed availability, no assumed cost, no ranked product list.



VERIFIED WASTE REPORTING

Standardized and third-party verified, pursued through the trade bodies.



THREE CONCRETE METRICS

Tracked annually across the network. The collective statement in five years, not the individual score.



THE REAL COST OF TAKE-BACK

Time, labor and logistics, region by region. The number every cost argument turns on, and nobody has. Perhaps this is something we can develop together.



BUILDING PERFORMANCE LEADERS

PEER NETWORKS



2026 Peer Networks Summit - Building Performance Leaders



2026 Peer Networks Summit - Building Performance Leaders

ASHRAE 90.1 IS THE WALL.

NEARLY EVERYONE IS HITTING THEIR HEAD AGAINST THIS ONE.

SLOW

POLITICS

OLD BASELINES

BLOATED

THE FOOTPRINT

There is a lot of discouragement at how slowly it improves.

We need to **increase advocacy at the local and regional level.**

IF THE NATIONAL STANDARD WON'T MOVE, MOVE YOUR ADVOCACY CLOSER TO HOME.

“THERE WAS MOMENTUM” [PAST TENSE]

That is BPL’s emotional register of codes in 2026.

- 01** ----- Intense policy push—LL97, BERDO
- 02** ----- Act now, but...
- 03** ----- Be prepared for future risks
- 04** ----- A less stringent future
- 05** ----- “Green New Scam” written by Ed Mazria

PROJECT FINANCING & BUSINESS MODELS

First-Cost Dominance	The Black Box	Model Strains & PACE
First-cost thinking dominated all discussions, ahead of any lifecycle or value framing.	Cost estimating itself was described as a “black box”—nobody can see inside, and real doubts exist about whether LCCAs can predict future policy or utility cost changes.	The ESCO model is under strain, pushing groups toward partial guarantees. Green revolving financing like PACE shows promise but remains geographically patchy.

TENSION & VALUE INTEGRATION

The Split Stuck Point: Unlike codes, this topic split into an informational flavor (the estimating black box) and a structural one (actual agency over financing mechanisms).

Capturing Non-Energy Value: A consistent push to capture non-energy value—resiliency, sustainability, IAQ—directly inside finance models, not as a side conversation.

IDEAS RAISED

- Bring a cost estimator into the room.
- Build continuing education on project finance.
- Partner with real estate and asset management experts.

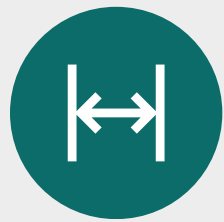
STOP ARGUING COST. START ARGUING VALUE.

The vehicles already exist: **insurance, operating costs, lease language.**



INTEGRATION

LCAs and finance models need to expand to show how sustainability and resilience add value to a project.



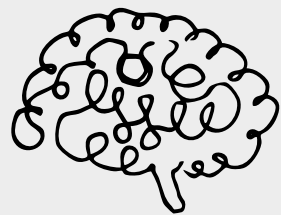
METHODOLOGY GAP

Free estimates. Bad LCCAs. Lump division budgets. Numbers arriving without a method attached.



VISIBILITY

The stuck point isn't that estimates run high—it's that nobody can see inside them.



Are LCCAs predicting future policy and utility cost changes accurately?

We are arguing value with tools we don't fully trust.

THE MECHANISM IS THE BARRIER.

FINANCING MECHANISMS ARE TOO COMPLICATED FOR OWNERS.

THE REQUIREMENT IS ONE WORD: **SEAMLESS**

ESCO

It's getting harder to fully fund entire projects with energy savings. The workaround is partial guarantees. It's less elegant but keeps things moving.

GREEN REVOLVING LOANS

Own the federal Clean Water Revolving Fund model. Work where they exist.

PACE

It stopped working in Colorado—it doesn't compete with other pieces of the capital stack. It's working in pockets in the Midwest.

THE MODEL IS REPLICABLE. THE POLITICS AREN'T.

*UNTIL IT'S SEAMLESS, COMPLEXITY MIGHT AS WELL BE A **NO**.*



GET IT IN EARLY



OR WATCH IT GET V.E.'D OUT

The **most tactical** point of the two days—and the **cheapest to act on**.

INTERNAL BUSINESS MODELS

THE **MOST-REQUESTED** TOPIC OF THE SUMMIT

Succession & Scale

Ownership and succession came up at every size. Smaller firms need new ways to turn people into owners; larger firms focus on developing next-gen talent through advisory relationships.

70–500 Group Action

They turned their discussion into a concrete action item: redefine what "utilized" actually means, specifically evaluating whether research or business development should count.

500–1,500 Group Tension

There was real, unresolved tension between maintaining a cohesive "whole company" culture and managing highly competitive, siloed profit centers.

STRUCTURE & SCALE CHALLENGES

Employee-Count Grouping

This session shifted away from original tables to focus on four distinct firm-size groups (1–70, 70–500, 500–1,500, 1,500+) to better isolate operational issues.

1,500+ Group Stuck Point

The largest firm band coined a unique stuck point for their scale: "how to steer the Titanic"—referring to massive organizational inertia.

KEY TAKEAWAYS

People, not projects, are the actual **bottleneck** across every band.
Day 2 discussions were held in **confidence** at the room's request.

THE BOTTLENECK IS PEOPLE, NOT PROJECTS.

EVERY COMPANY RUNS INTO THIS, BUT THE PROBLEM CHANGES SHAPE WITH FIRM SIZE.

1–70	70–500	500–1,500	1,500+
How do you make someone an owner? Succession is always top of mind and permanently deferred.	A wide service range and nobody fluent across all of it.	One company, or competing profit centers?	Advisors, not order-givers. Stuck on how to steer the Titanic.

*Every single firm-size group, completely unprompted, named the exact same operational bottleneck. **Talent and organizational capacity are the actual limits on progress, not project availability.***

AI TAKEAWAYS



From practice, from a worksheet exercise, and in open discussion.

DAY 1

WINS & COSTS

- **Real Wins**
 - Energy audits cut from weeks to a weekend; manual geometry creation time halved.
- **Real Costs**
 - \$200–\$2,000+/mo per user; junior over-reliance requires "reverse review" discipline.

CRITICAL QUESTIONS

- **Is This a "Dying Art"?**
 - What is the value of staying in the "driver's seat" if the work itself is automated?
- **How to Deal with the Environmental Footprint?**
 - Proposed REC-like systems to pressure for transparency.

DAY 2

WORKSHEET SENTIMENT

17 Individual Responses

- **10 of 17 lean Augment**
- The Replace + Excited quadrant is completely empty
- AI environmental impact address split three ways (no majority)

MORE AI TAKEAWAYS

SYNTHESIS & OVERARCHING THEMES

Human Agency vs. Automation

The tension between rapid productivity gains ("Real Wins") and the erosion of foundational junior skill sets runs deep, challenging the traditional definition of technical expertise.

A Consensus on Action

While philosophical divisions remain regarding environmental footprints and overall job replacement, the summit converged on a shared requirement for immediate, tactical proof points.

THE ASK

Across every format, the same ask kept surfacing:

Show real examples of what's working, not have another values debate.

WILD EXPERIMENTATION ABOUNDS.

Nobody described a mature practice. **Here is what is actually working.**

- Level 2 energy audits that took weeks, finished in a weekend—portfolio utility data through AI diagnostics.
- Manual geometry creation, around half of an engineer's modeling time, cut substantially.

- Automated ventilation sizing from space names. Strong baseline; outliers still need a human.
- Instant gap analysis on a 600-page federal proposal against submission requirements.

- Strong first drafts—valued mainly as a cure for analysis paralysis.
- Debugging energy-model input files, far easier in the open-source engine.

AMBITION, BUT NOT YET REALITY: FEE ESTIMATING CHECKED AGAINST HISTORICAL DATA, REPLACING A PROCESS THAT VARIES WILDLY BY STAFF MEMBER.

TEACH THE AUDIT, NOT THE PROMPT.

THE CORE OPERATIONAL BANK

Lack of reverse review is the sharpest operational risk of the two days.

- **Over-reliance:** Junior staff over-relying on output they aren't equipped to check.
- **Machine noise:** Thousands of insignificant "soft clashes" that still need human triage.
- **Loss of expertise:** "Gen Alpha" arrives with AI as a native language. The routine reps that build expertise are precisely the reps being automated.

IF ENERGY MODELING COLLAPSES INTO DATA PROCESSING, THE NEXT GENERATION'S JUDGMENT HAS TO COME FROM SOMEWHERE ELSE.

A DYING ART?

“ *Is AI going to take your job—or is someone good at AI going to?* ”

The counterweight **isn't technical. It's liability**: professional responsibility constrains how far fees can compress, and somebody still has to sign. Whether that holds is genuinely open.

THE COMMODITIZATION CASE IS ALREADY VISIBLE

- One platform sitting on a decade of architect-submitted BIM models now claims capacity for automated building design.
- The incumbent commercial modeling tool looks exposed on its API.
- Surrogate models trained on past output deliver schematic-level predictions without rebuilding the simulation.

Current workflows are unlikely to remain viable for the next generation of practitioners.

WHAT IS THE VALUE OF “BEING IN THE DRIVER’S SEAT” IF THE WORK IS AUTOMATED?

DIGITAL PRODUCT DECLARATIONS



PARTNER

with MEP 2040 and the Carbon Leadership Forum. Not from scratch.



MEASURE

gCO₂e per 1,000 tokens.
kWh per simulation run.



MODEL IT ON

the EPD. Mimic the systems we've already built.

A market motivator for low-carbon tokens—creating demand for transparency
The way this industry once created it for healthy materials.



COULD WE TRY THIS?

In every session ideas for improvement, enhancement and change surfaced. They are presented here and in aggregation they underscore the depth and breadth of the thoughtfulness each network brings to the issues.

SPEAK THE LISTENER'S LANGUAGE

- Run a client-language exercises inside firms.
- Practice putting the argument in the stakeholder's own risk terms; risk tolerance is a values conversation.



REDEFINING PERFORMANCE BEYOND CARBON

- Ask whether the building is loved, and define what would count as evidence.
- Pick the shorthand metric for thermal comfort and IEQ.
- Lead with insurability when arguing resilience to owners.
- Pair every added performance dimension with a fee mechanism.
- Elevate the conversation around sufficiency as often as possible.

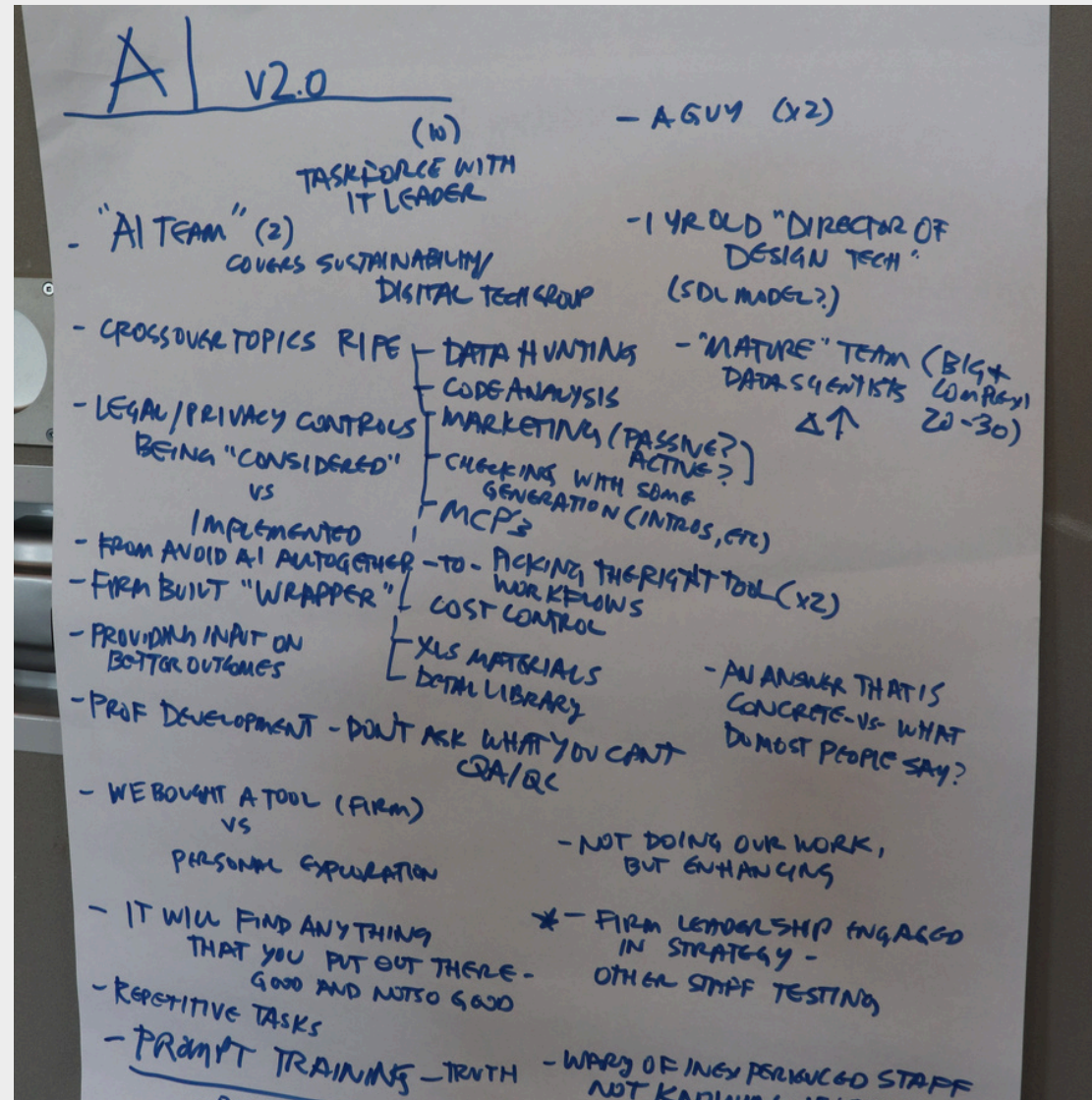
MATERIALS, WASTE AND EMBODIED CARBON

- Run the salvage walk with estimators before demolition and price each item—most of it pencils.
- Stop focusing on waste-diversion percentage; focus on specific end markets for high-volume materials.
- Make regional aggregation a routine call, not a lucky one.
- Contribute a case study to the growing Show & Tell repository, so success stories start to aggregate too.

SCALING IMPACT AND POLICY ADVOCACY

- Develop a short, shared policy agenda that moves beyond minimum compliance toward outcomes: health, resilience, carbon, water, affordability, long-term performance. Identify the 3–5 changes with the greatest leverage.
- Create a practical, searchable resource—potentially AI-enabled—pulling together proven specs, case studies, cost data, policy examples and tools.
- Bring AIA, USGBC, ULI, ILFI, NBI, CLF, Architecture 2030, Shift Zero and others together around one question: what are the few things we're willing to say, and fight for, together?

INDUSTRY STRUCTURE AND EMERGING TECH



- Pool the footprint measurements that already exist inside member firms before asking platforms to disclose.
- Ask which of your own capabilities you're still exercising—not only which junior tasks are teaching tasks.
- Put the org charts on the table. We're all staffing to the same demand curve with no shared reference for "adequate."
- Find better tools to change cross-segment coordination.
- Collect the second-order effects of battery-electric equipment: safety, charging infrastructure, social license.
- Create a data inventory instead of another dashboard; what do we have, and what would it take to convert it into revenue?

CONSTRUCTION DOCUMENT WINS

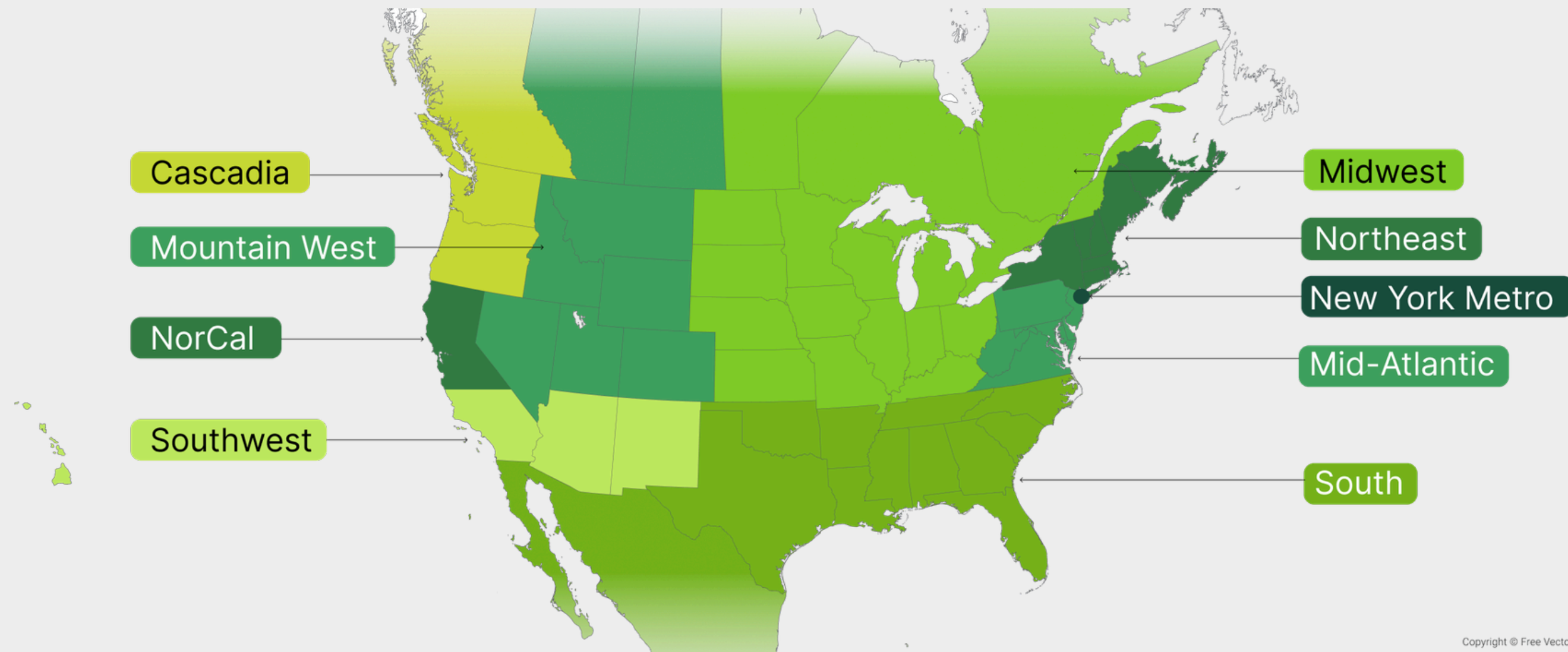
- Group sustainability submittals so it's clear what's required and an incomplete one can be rejected.
- Show regional baselines where they apply.
- Make better materials the basis of design; add-alternate should be a last resort, not the first default.

BETTER DESIGN-TO-CONSTRUCTION PROCESS

- Bring the contractor in while there are still choices: constructability, supply chain, availability, cost.
- Ask before assuming something is unavailable or unaffordable.
- Look past the usual sources; a regional answer sometimes wins.
- Put field staff and estimators into submittal reviews where relevant.
- Commission the envelope before blower-door testing.
- Estimate the bill of materials up front; capture the actual one at completion.
- Write a deconstruction spec and run a pre-salvage audit before work starts; name take-back destinations.
- Treat reuse obstacles—testing, recertification, an engineer's stamp—as work to schedule, not reasons to stop.

THE REGIONAL LENS IN FOCUS

- Create one shared knowledge library across the networks, rather than in separate repositories.
- Coordinate a quarterly Show & Tell rhythm: virtually or in person, depending on the region.
- Develop regional minimum project requirements where there's appetite, and share them as templates.
- Link up, augment and influence existing efforts rather than starting new ones.



INFLUENCE

- Lead with questions, not standards. The checklist reads as a compliance exercise and gets treated like one.
- Aim at the designers, not the sustainability staff. They can carry the conversation without you in the room.
- Open with an integrative design workshop with the client before goals harden, and reframe what *you* care about into what *they* care about.

THE 2030 COMMITMENT

- Model all projects—complete either in-house or with outside energy modeling on all projects. Keep a “slush fund” for the ones whose fee won’t cover it.
- Talk to energy modelers early, with the designers in that conversation, not just the sustainability director.
- Spend the passive budget first: massing, window-to-wall ratio, reduce glass. “All of those things are going to take you most of the way.”
- Reduce peak loads. The equipment cost it frees up pays for the envelope, and it is a better metric than percent EUI reduction.

PEOPLE

- Change the workflow so the sustainability role is structurally necessary, not optional. Put the requirements on the person who is already in the chain.
- Similarly, put the performance role on the project team, not next to it. The technology-manager route isn't as effective.
- Coach the coaches. The project champion model fails because champions are junior and nobody is training the people training them.
- **Caring for the team isn't the same as empowering the team. Both are needed.**

MATERIALS PLEDGE

- Split product-level reporting into an easy path that is mostly checkboxes:
 - Did you look for health information?
 - Did you find it?
 - If you didn't, note it and aggregate what's missing into an industry ask.

PRECONSTRUCTION & EARLY ENGAGEMENT - GETTING IN EARLIER

STOP RELYING ON BEING REMEMBERED.

GET ON THE LIST FOR:

- A standing invite to BD, marketing, precon and resourcing meetings—not one project's agenda.
- A line in the budget.
- A task in the standard project start-up checklist. It survives staff turnover in a way goodwill does not.
- Tracking notification and integration with marketing and proposals.

AND THEN:

- Extend the goals the project already has rather than importing new ones.
- Treat the estimating tools as the project. Line items first, persuasion second.
- Build a staff champion network: the only durable answer to a one-person team.
- Use the precon workflow resource SCL has already developed.

MOST MEMBER FIRMS HAVE A PRECONSTRUCTION ARM. MARKEDLY FEWER HAVE SUSTAINABILITY REPRESENTED IN IT.
THAT GAP IS THE ISSUE.

FOR SUSTAINABLE DESIGN LEADERS: WHAT WE'D LIKE TO SEE IN THE BID PACKAGE

- Keep documentation, processes and high-level goals in Division 01; move product-specific performance requirements into their own sections.
- Never designate a sustainable scope as an alternate. Requirement or nothing.
- Reject incomplete sustainability submittals the way any other incomplete submittal is rejected.
- Ask the client whether their own published guidelines appear in their contract documents. (Usually not, and usually nobody has asked.)
- On embodied carbon: specify a regional baseline and the required output, put the goal in the OPR, and settle model ownership early—but don't assume availability or cost, and never hand over a ranked product list. Specify against regional baselines and regional end markets.
- On waste diversion: Ask for prescriptive practices, not diversion percentages. Name salvage, take-back, source separation on the drawings as well as in the specs.

THESE WOULD BE THE MOST **IMMEDIATELY USABLE DELIVERABLES TO COME OUT OF THE SUMMIT.**

CODES

- If the national standard won't move, move the advocacy closer to home.
- Stop litigating prescriptive versus outcome.
- Plan for the less stringent future alongside the stringent one. Act now, and put the rollback risk in the same conversation rather than a separate one.
- Accept that the only route is likely SIDEWAYS.

FINANCING

- Bring a cost estimator into the room.
- Build continuing education on project finance, and partner with real estate and asset management people rather than learning it secondhand.
- Ask for the method, not the number. Free estimates, bad LCCAs, and lump division budgets share one defeat: numbers arriving without a method attached.
- Separate the information problem from the power problem before proposing a fix. Opaque estimating and agency over financing mechanisms need different remedies, and financing doesn't converge the way codes do.
- Argue value with the vehicles that already exist: insurance, operating costs, lease language. And get it in early, or watch it get VE'd out.

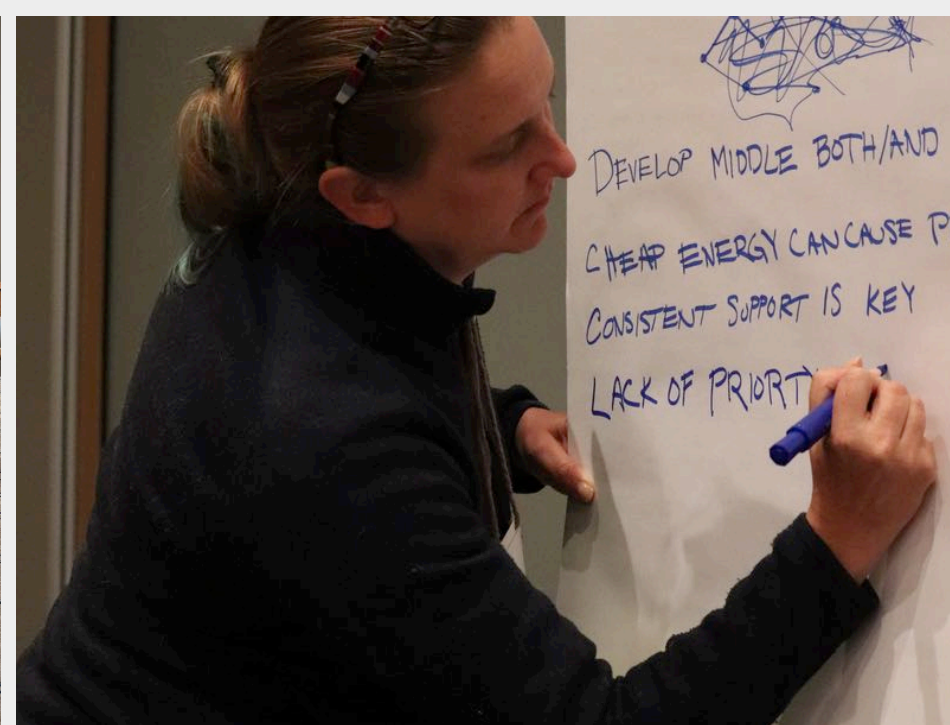
PEOPLE

- Redefine what “utilized” means, and decide whether research and business development count.
- Name the route to ownership at the small end and the advisory relationship at the large end.
- Practice succession planning.
- Stop treating project availability as the constraint.
- Show the example, not the position. Share real cases of what’s working, not another values debate.
- Teach the audit, not the prompt. Decide which routine reps are actually teaching reps before automating them, and make reverse review an explicit discipline, rather than an assumption.
- Build on the Digital Product Declaration. gCO₂e per 1,000 tokens, kWh per simulation run, modeled on the EPD, with MEP2040 and the Carbon Leadership Forum.
- Price it honestly. Weeks-to-a-weekend audits and half the modeling time back, against \$200-\$2,000+ per user per month. Both numbers belong in the same sentence.

WORKSHOPS

ALL NETWORKS IN





ADVANCED & APPLIED DECARBONIZATION STRATEGIES

ADVANCED & APPLIED DECARBONIZATION STRATEGIES

Led by Josh Radoff (CU Boulder), Tamar Warburg (Sasaki), and Rob McKenna (Salas O'Brien)

Morning: walkthrough of CU Boulder's central plant and two of its buildings—a live, real-world decarbonization case study.

Afternoon: role-play as campus stakeholders (president, provost, facilities managers, CFO), weighing the university's ambition to lead on sustainability and innovation.



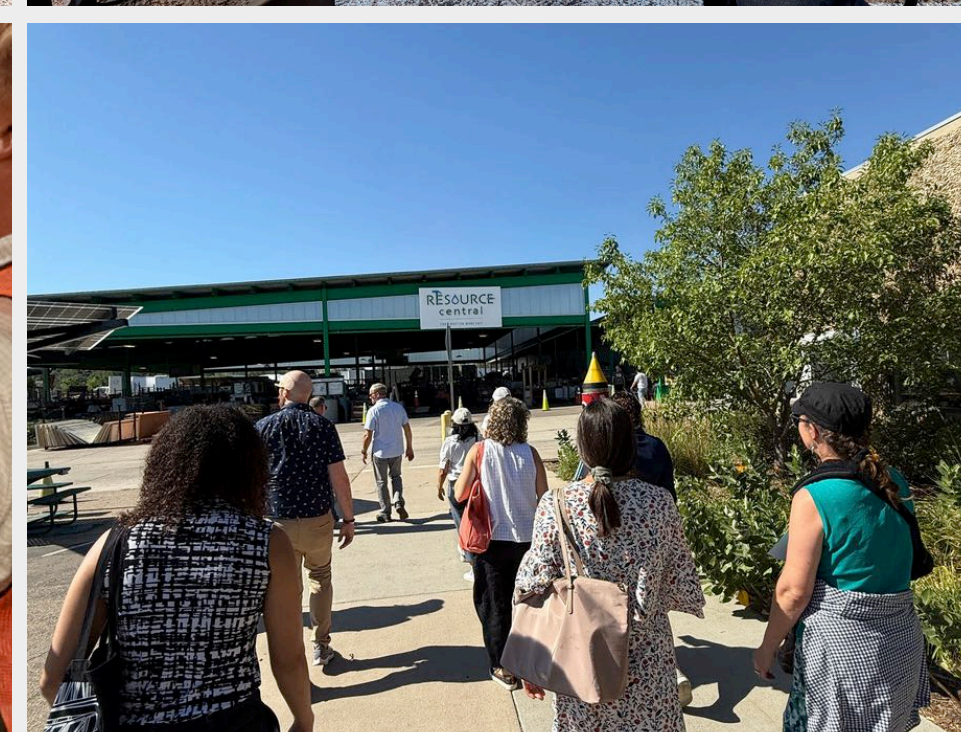
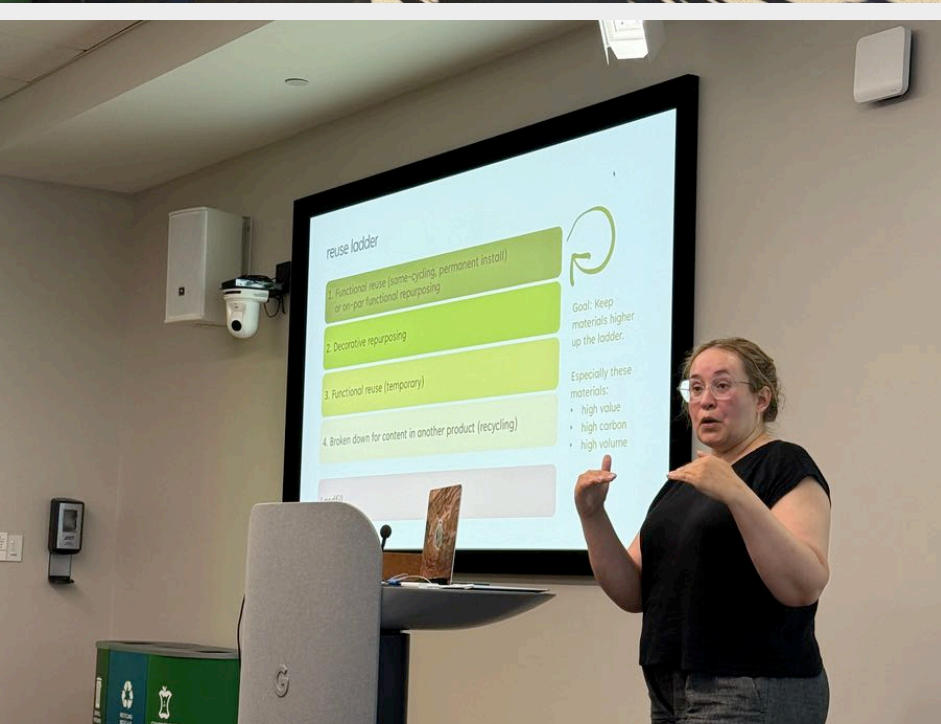
People evaluate risk differently depending on their institutional seat—several said they personally wouldn't choose the deep-geo option, but could see why someone else might.

PROVEN APPROACH

Convert campus steam to low-temperature hot water; electrify supply via ground-source heat exchange.

"HAIL MARY PASS"

Deep geothermal wells ~8,000 meters down could create a closed-loop system drawing 250–300°F water.



MATERIALS CIRCULARITY IN PRACTICE

MATERIALS CIRCULARITY IN PRACTICE

Led by Laurel Chądryński (Green Commons), Emily Freeman (City of Boulder), and Stefan Moedritzer (Google)

Toured two facilities at Recycle Row: a resale operation for tools, equipment, materials and finishes and a hard-to-recycle center processing foam, mixed plastics and more.

Case studies and a training cohort showed reuse gaining traction nationwide; breakouts pinpointed where action is happening and where gaps remain.

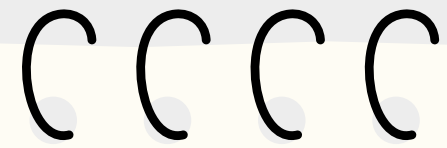
PRIORITIES THAT EMERGED:

- Stronger specifications
- Better cost data
- A searchable resource library
- Standardized deconstruction training
- More infrastructure connecting reusable materials to the next project



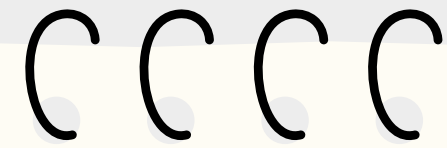
The challenge is not a lack of ideas. It is connecting what already exists well enough to scale it.

MATERIALS CIRCULARITY IN PRACTICE: WHAT WE HEARD



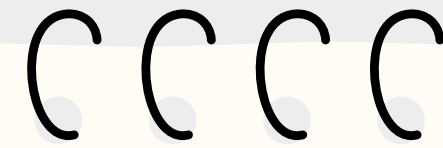
**REUSE IS
NOT
RECYCLING**

Not “how much did we divert?” but “how much value did we preserve?”



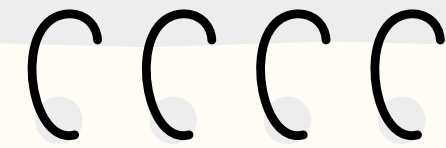
**IT NEEDS
AN
ECONOMY**

Deconstruction contractors, appraisers, storage, transport, refurbishment, marketplaces.



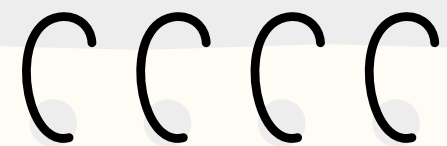
**PUT IT IN
THE SPEC**

Salvage assessments, deconstruction plans, take-back programs, priority material streams.



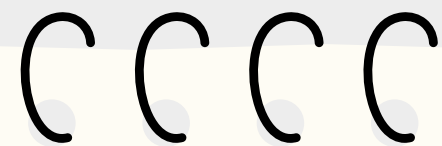
**WHAT DOES
WASTE
COST?**

Zero-cost disposal is a myth; tipping fees, hauling and salvage value all need real data.



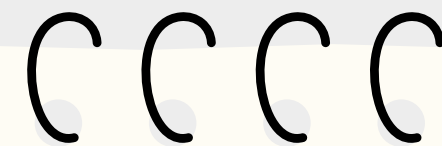
**KNOWLEDGE
IS
SCATTERED**

Guides, specs, case studies and templates exist, they’re just hard to find and use.



**IS THE
MARKET
BROKEN?**

Reuse won’t scale until salvage is as easy to find as new and we encourage designers to not always default to new.



**POLICY
FOLLOWS
VALUES**

Carbon, character, jobs, or health: what a region cares about drives adoption.

THE BIG IDEA:

Materials already mined, manufactured, transported and paid for are resources we already own. Throwing them away doesn’t make them waste—it wastes them.



WHAT WE LEARNED— AND WHY IT MATTERS

WHAT WE LEARNED—AND WHY IT MATTERS

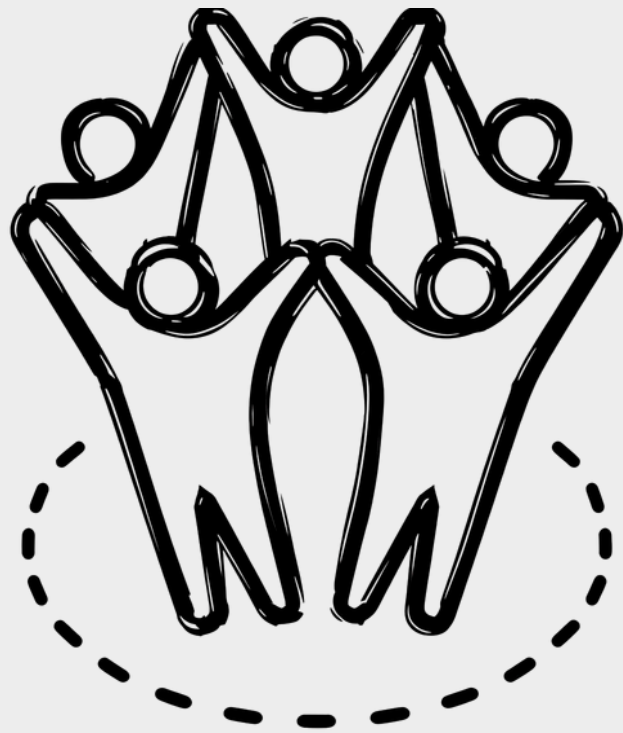
The Green Commons Summit reminded us that there is no shortage of **knowledge, ideas or passion for our mission**. We know what better looks like across every measure:



The challenge now is to turn all that into greater **influence, momentum, and impact.**

That starts by **expanding how we think about performance itself**. If our goal is buildings that serve people, strengthen communities, use resources wisely, adapt to change and keep getting better, a single metric or moment is only a yardstick. And while we have the expertise, the most important barriers are often not technical. They are **structural and human**. They show up in terms of when conversations happen, who is in the room, how decisions get made, what gets valued and measured, and whether good ideas can move from exceptional projects into everyday practice.

The summit's biggest value was the reminder that **none of us has to solve these challenges alone**. We have the expertise, the relationships and the commitment. We just crave more ways to share what works, learn from one another, build on existing efforts and bring our collective experience to bear.

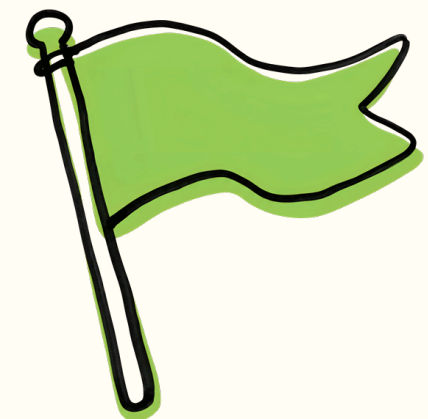


OUR GREATEST OPPORTUNITIES ARE:

- Showing up for one another.
- Sharing what we know.
- Challenging assumptions.
- Celebrating progress.
- Turning thousands of individual acts of leadership into something much larger than any of us could accomplish alone.

That's probably the summit's most important lesson.

The people who can move this work forward are already here.
And that's worth celebrating every chance we get.



GREEN COMMONS PEER NETWORKS: FIND YOUR PEOPLE

Changing the built environment is ambitious work. It requires us to challenge long-standing practices, introduce new ideas, make the business case for doing things differently over and over and over again. It is important work and progress feels too slow. And it often feels like you are doing it alone.

Green Commons Peer Networks exist to remind you that you are not alone after all.

They bring together people from across architecture, engineering, and construction who share a belief that our industry must do better for people and planet. People who are asking many of the same questions, wrestling with many of the same challenges and discovering solutions worth sharing.

Here, peers become resources for one another. You can bring the problem you haven't solved yet, the idea you're still figuring out or the lesson you learned the hard way. You can see what others are trying, borrow what works, challenge conventional thinking and find collaborators who can help take a good idea further.

Green Commons Peer Networks are where you can find your people. They are built on the idea that we will move faster and accomplish more when we stop trying to solve the same problems separately. Every member brings experience, perspective and possibility that makes the whole community stronger.

Each network—Sustainable Design Leaders, Sustainable Construction Leaders, Building Performance Leaders, and Sages—has separate qualifications for membership. There is even an emerging leaders group—EDEN—for those who don't yet qualify for the others. But they all have the same through line: they are where individual leadership turns into collective momentum.

Green Commons is where building professionals come together to lead us to a thriving, equitable, low-carbon world. We invite you to explore which Peer Network might be right for you.



APPENDICES

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