

LAWA Sustainable Design and Construction Policy

Background

Los Angeles World Airports (LAWA) has a longstanding commitment to advancing sustainability in our built environment and operations, as first conveyed in our *Sustainability Vision and Principles* adopted in 2007. This Sustainable Design and Construction Policy reconfirms that commitment and formalizes the requirement that all new building construction, major facility renovation projects, and non-building landside and airside projects meet LAWA's Sustainable Design and Construction Policy. The Policy directly aligns with LAWA's 2016 Strategic Plan, *Gold-Standard Airports... Delivered* and demonstrates LAWA's continued commitment to operating sustainably – balancing economic, social, and environmental responsibilities.

LAWA's Sustainable Design and Construction Policy is based upon the United States Green Building Council's (USGBC's) Leadership in Energy and Environmental Design (LEED®) rating systems for buildings, which were created to guide the development of high performance, healthy, durable, affordable and environmentally sound buildings. Most new building and major building renovation projects will be required to achieve a minimum of LEED® Silver certification. While airports can achieve LEED® certification for their buildings, these types of projects typically comprise a small percentage of design and construction activities that take place on airport properties.

Non-building projects, such as runways, taxiways, and civil infrastructure, are not eligible for LEED® certification. Under this Policy, non-building projects must adhere to LAWA's Sustainable Design and Construction Requirements, which incorporate sustainability concepts from the LEED® system as well as the Los Angeles Green Building Code (LAGBC), Envision, and other airport sustainability guidelines. The Requirements ensure that all projects at LAWA facilities are environmentally responsible and resource-efficient throughout the structure's life-cycle: from siting to design, construction, operation, maintenance, and renovation, reflecting LAWA's commitment to sustainability. The Requirements will be incorporated into LAWA's Design and Construction Handbook.

Policy

LAWA is committed to sustainable design and construction practices for all projects, including landside, airside, and buildings. In partnership with its tenants, LAWA shall design, build, and deliver new construction and renovation projects in accordance with the following LEED eligibility criteria and Sustainable Design and Construction Requirements:

I. LAWA LEED® Eligibility Criteria

The USGBC's LEED® rating system was not specifically designed for all the different building types at airports. Thus, for LAWA and tenant building projects LEED® eligibility criteria shall apply as described below:

- A. New Building Construction: construction of new buildings that are typically occupied, such as terminals, cargo and maintenance facilities, and administrative offices, shall be LEED® Silver or better.

- B. Major Building Renovation: complete renovation of existing buildings that are typically occupied shall be LEED® Silver or better. Partial renovations of existing buildings that are typically occupied will be examined on a case by case basis for LEED® eligibility and may be exempted by the Sustainability Review Committee.
- C. Interior Construction and Renovation: the build out or renovation of concession areas (i.e., spaces with multiple shops, restaurants, etc.) and Airline Lounges shall be LEED® Silver or better. The build out or renovation of individual tenant spaces (i.e., a single shop, restaurant, etc.) will be evaluated on a case by case basis and may be exempted by the Sustainability Review Committee. The build out or renovation of other interior spaces such as concourses, baggage claim areas, ticket counters, commissaries, administrative offices, warehouses, cargo and maintenance facilities, garages, and hangers will be addressed on a case by case basis and may be exempted by the Sustainability Review Committee.
- D. Surface Parking, Stand-Alone Parking Structures, and Temporary Buildings and Movable structures: surface parking, stand-alone parking structures and temporary or movable buildings are not eligible for LEED® certification and are exempted from the LEED® requirement. Instead, these projects shall comply with LAWA's Sustainable Design and Construction Requirements.

II. Terminals and Buildings

- A. New LAWA or tenant building construction and building renovation projects that meet the USGBC's and LAWA's LEED® Eligibility Criteria, as set forth in this Policy above, shall achieve LEED® Silver certification or better, unless exempted by LAWA's Sustainability Review Committee.
- B. New LAWA or tenant building construction and building renovation projects that are not eligible for LEED® certification or are exempted by LAWA's Sustainability Review Committee shall meet LAGBC Tier 1 requirements.
- C. New LAWA or tenant building construction and building renovation projects that cannot meet USGBC's or LAWA's LEED® Eligibility Criteria, LAGBC Tier 1 requirements, or are exempted by LAWA's Sustainability Review Committee shall comply with LAWA's Sustainable Design and Construction Requirements.

III. Non-Building Airside and Landside Projects

LAWA and tenant non-building projects that do not meet LAWA LEED® Eligibility Criteria or USGBC LEED® certification requirements, or projects that are exempted by LAWA's Sustainability Review Committee, must comply with LAWA's Sustainable Design and Construction Requirements. Typical airport non-building projects include:

- Runways, Taxiways, and other airfield Flatwork
- Roadways, Bridges and Tunnels
- Pavement Rehabilitation

- Civil Infrastructure (e.g., Mechanical, Electrical, Fire Suppression, Storm water, and other Site Utility Work)
- Exterior Lighting
- Landscaping

IV. Sustainable Design and Construction Requirements

LAWA's Sustainable Design and Construction Requirements (Requirements) are a compilation of sustainable planning, design, and construction practices that meet the unique circumstances and needs of non-building projects at an airport. The Requirements will be incorporated into LAWLA's Design and Construction Handbook. A summary of the Requirements is attached. The Requirements establish technical standards for new construction and renovation projects in the following categories:

- Planning and integrative design
- Site development
- Energy efficiency and renewable energy
- Water efficiency and conservation
- Material conservation and resource efficiency
- Environmental quality

LAWA will review and update the Requirements every three years.

V. LAWLA's Sustainability Review Committee

Given the diverse nature of operations and projects at LAWLA, and recognizing the USGBC's LEED® rating system was not developed specifically for all projects at airports, LAWLA shall establish a Sustainability Review Committee for the purpose of evaluating projects. LAWLA's Sustainability Review Committee will consist of staff from the Planning and Development Group, the Commercial Development Group, the Environmental Programs Group and representatives from Maintenance Services Division, Airfield Operations, Tenant Representatives and other LAWLA Management, as needed, to fully evaluate the project.

Project teams can apply to the Committee for an exemption from the LEED® Silver requirement, the LAGBC Tier 1 requirement, or, if the project is subject to LAWLA's Sustainable Design and Construction Requirements, for an exemption from a specific Requirement or multiple Requirements. The Committee will evaluate requests on a case-by-case basis and issue a decision. The Project team can appeal a decision from the Committee to the Chief Development Officer.

VI. Roles and Responsibilities

It is the intent of this Policy that Project Managers (PMs) representing LAWLA and tenant projects shall work collaboratively with LAWLA's Planning and Development and Environmental Programs Groups to ensure projects are designed, documented, and executed in compliance with this Policy throughout the project life cycle from inception through completion. Specific roles and responsibilities for compliance with this Policy are shared among LAWLA's Sustainability Review Committee, the LAWLA or Tenant Project Manager, LAWLA Environmental Programs Group (EPG), and the project specific sustainability coordinator.