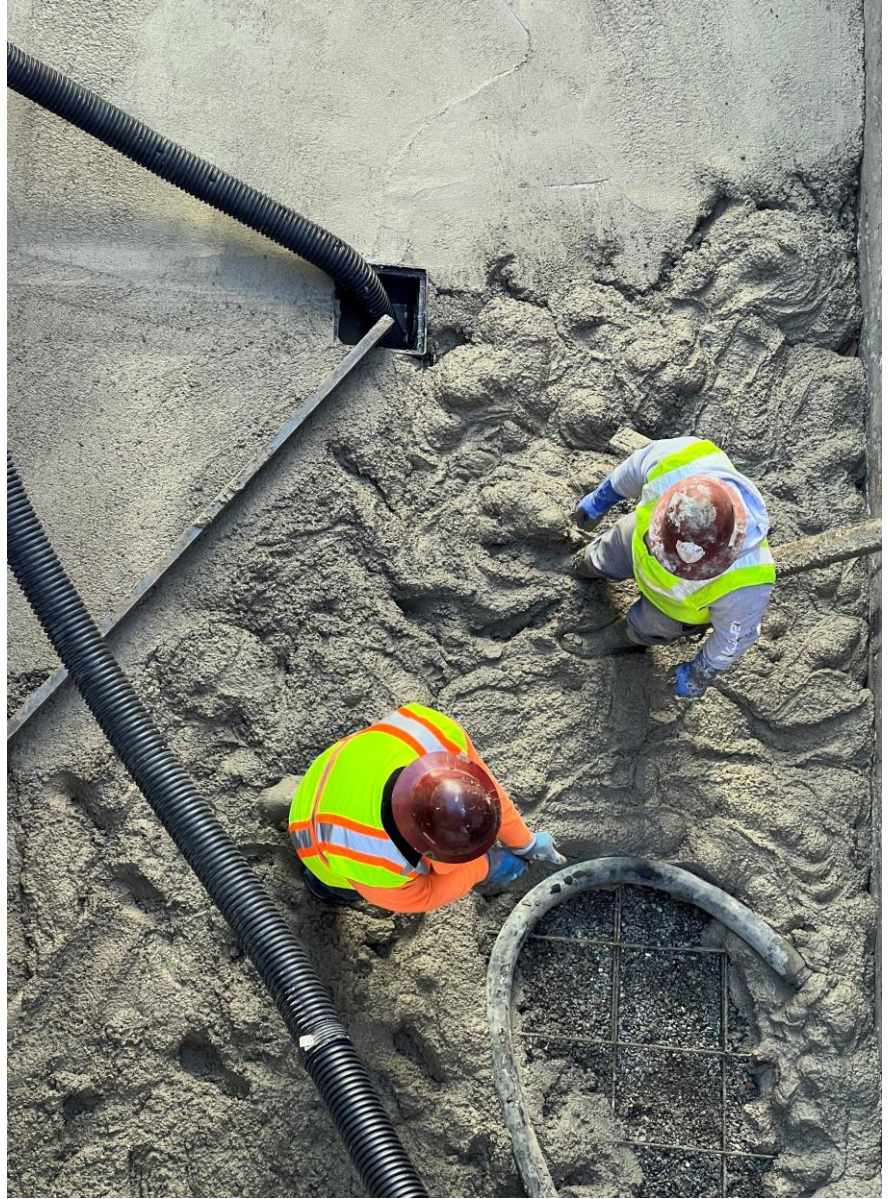


DAVIES-CROOKS
ASSOCIATES
ENVIRONMENTAL
ACTION PLAN



2024 ECAP



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Introduction

Davies-Crooks Associates (DCA) is a mission driven consulting and adaptive re-use development practice focusing on lowering our climate impacts on the planet. We support AEC industry leaders, government, and non-profits for creating impact at scale.

We choose to engage in projects that we believe will leverage industry change, showcase lower carbon and environmental improvement examples, and to ultimately enable the scaling of these ideas to other projects.

Founded in 2023, we started DCA by pursuing our own adaptive re-use project, called Hubbard's Corner. This commercial development in Seattle has retail and office programs within. Hubbard's Corner was featured in the September 2023 issue of ENR magazine as a living laboratory for showcasing next generation lower carbon construction. In addition to demonstrating industry-first uses of lower carbon systems and materials, Hubbard's Corner included an extensive design and construction carbon accounting effort, followed by an as-built Whole Building Life Cycle Analysis (WBLCA). Preliminary findings from the WBLCA were shared in early 2024. This analysis will be updated after collecting a year's worth of operational data, to be re-published in 2025.

Beyond our own development efforts, we are consulting to industry leaders on lower carbon construction and policy. This includes private client engagements with national and international footprints, as well as government policy support at the local, state, and national levels.

Company Leadership



Don Davies, PE, SE - Co-Founder/Principal

An industry champion for the promotion of urban density and low-carbon construction and a 2023 ENR top 25 news maker, Don helped found the Carbon Leadership Forum, Building Transparency, and the MKA Foundation. He is currently leading the ClimateWorks Low Carbon Concrete Task Force, is a Senior Fellow of the Design Futures Council, and has been inducted into the UC Berkeley Academy of Distinguished Alumni. The past president of Magnusson Klemencic Associates, Don has structurally designed projects in 18 countries and more than 50 major metropolitan centers. More than 25 are performance based seismic designed towers.



Joan Crooks - Co-Founder/Principal

A long-time environmental leader and climate activist with three decades of experience in the non-profit sector. As CEO of Washington Conservation Action, Joan helped shape and pass many of Washington's environmental and climate laws and policies. She also led numerous efforts to help elect state and local officials who support climate action. Joan continues to collaborate with the League of Conservation Voters and state level organizations on climate action. Partnering with her husband Don Davies, Joan is focused on accelerating action to reduce the climate impact of buildings. She is interested in making policies work on the ground and removing barriers to rapid, positive change.



2024 ECAP commitments:

Education

Share what we have learned through Hubbard’s Corner and other projects through a minimum of six presentations. Audiences to include design firms, trade associations and academics and students. Presentations will focus on Whole Building Life Cycle Analysis reporting and opportunities and EPD use.

Expand our knowledge beyond structural systems and their embodied carbon footprints through research and networks. Learn about MEP embodied carbon topics, especially about refrigerant fugitive emissions and what is being done, and what can be done, about them.

Measuring and Reporting

Conduct a WBLCA on our project Hubbard’s Corner, and report the findings. Making the material quantity and embodied carbon data from the project public information that will be posted on our website.

Expand the above WBLCA from an initial embodied carbon focus to include operational carbon data after one year of building operations. Data collection will occur in 2024 to support the 2025 analysis revision.

Beyond our project, DCA will engage in Product Category Rule Committees for:

- Structural Steel
- Agricultural Fibers

Scaling for Industry Change

Pour five different types of ASTM C1157, zero portland cement concrete mixtures on Hubbard’s Corner and report the findings.

Support a minimum of six Lower Carbon Concrete Case Study Projects with the Climate Works Foundation, testing regionally appropriate concrete mixtures that push the concrete GWP 30-60% below business-as-usual mixes on the given projects.

Work with the White House Office of Science and Technology (OSTP) to support a White House Leadership Summit of the Cement Industry; as well as three regional Lower Carbon Concrete Summits across the US.

Provide industry information and technical support to Hines Development as they update their Embodied Carbon Reduction Guide V2.

Lead the creation of a ClimateWorks Lower Carbon Concrete Guide that showcases how to responsibly bring lower carbon concrete into new construction projects.



Advocacy and Investment

Ongoing support and advocacy of the Carbon Leadership Forum, Architecture 2030, SE2050, ASCE, AISC, NRMCA, and ACI - through membership, conference and grant support, and/or direct financial contributions.

Ongoing support of environmental policy and legislative groups including the League of Conservation Voters, Washington Conservation Action, Climate Solutions, Idaho Conservation League, and Eco-Trust - through direct engagement and/or financial contributions.

Ongoing non-profit board engagements:

- Building Transparency Board of Directors
- International Living Futures Institute Technical Advisory Committee
- American Institute of Steel Construction Sustainability Committee
- American Concrete Institute Sustainability Committee
- Climate Smart Wood Group Leadership Council
- Design Futures Council Advisor