



2030 District Case Study

altafiber's Headquarters Renovation

Joe Lockett, Director - Corp Real Estate / Facilities Operations
& Nadja Turek, Director of Sustainability

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altafiber

Our Climate Action Plan in a Nutshell



Serving customers
via our faster, more
efficient fiber network



Shut down legacy
network equipment



Source solar
& renewable
power



Greater efficiency
in our network,
fleet and facilities



Purchase EVs
& reduce fleet
gas usage

Our mantras:

- **Connection without Carbon** – our mission is to “connect people,” free from unwanted, unnecessary pollution
- **Fiber is Greener** – serving customers via fiber and shutting down our legacy copper network is key to emissions reduction

altafiber's Corporate HQ Renovation

Located in Atrium II, 221 4th St



Reduce
Energy 50%



Reduce
Water 50%



Reduce
Transportation 50%

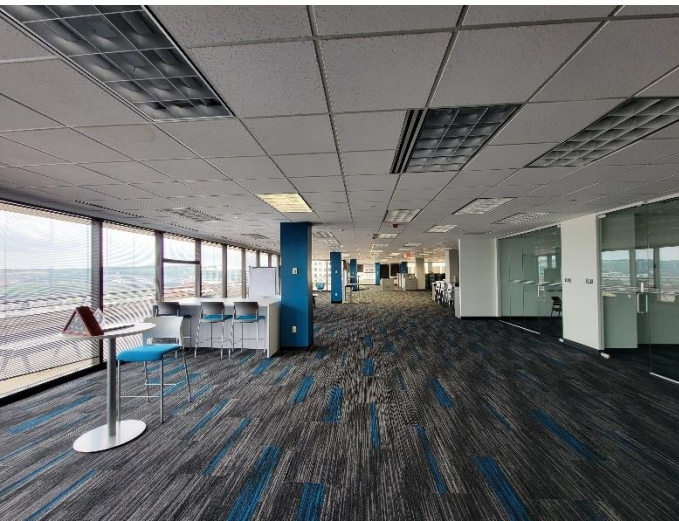


Support Occupant
Health





Before Renovation



Goals: Renovation of altafiber Corporate HQ

CINCINNATI
BUSINESS COURIER



Leigh Fox is CEO of Altafiber.
DAVID KALONICK | COURIER



By Andy Brownfield – Managing editor, Cincinnati Business Courier
Apr 5, 2023 **Updated** Apr 5, 2023 9:27am EDT

Preview this article 1 min



Cincinnati technology and connectivity firm Altafiber is overhauling its downtown headquarters, consolidating from seven floors to two in Atrium Two.

Reshape the company to...
“the new hybrid work model foisted upon most companies amid the Covid-19 pandemic.”

“People want to work differently,” Fox said...
“In order to keep and retain talent, and to attract talent, I think you have to think about things a little differently.”

“We’re trying to build a cool environment where people can come collaborate and there can be purpose-driven meetings, and it’s somewhere people are proud to be”

Leigh envisioned:

- Transparency and connectivity
- No offices or assigned seating, rather “neighborhoods” by function
- Different types of conference rooms and lots of open areas
- An updated tech environment

What's important to the occupants?

“Hybrid work goal is equity among on-site and virtual staff”

“If no edict then I wouldn't push any harder to get folks in. ”

“We use open area around 14th floor with couches and high tops behind on a weekly basis. ”

“We are social and visual by nature”

“I hate cube farms”

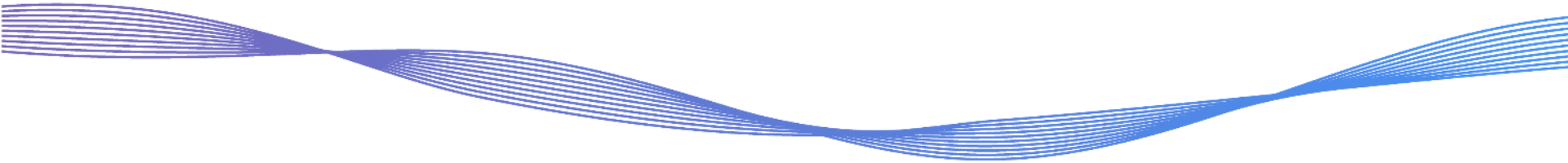
“A/V technology that supports equity in collaboration”

“Acoustics are key for this space”

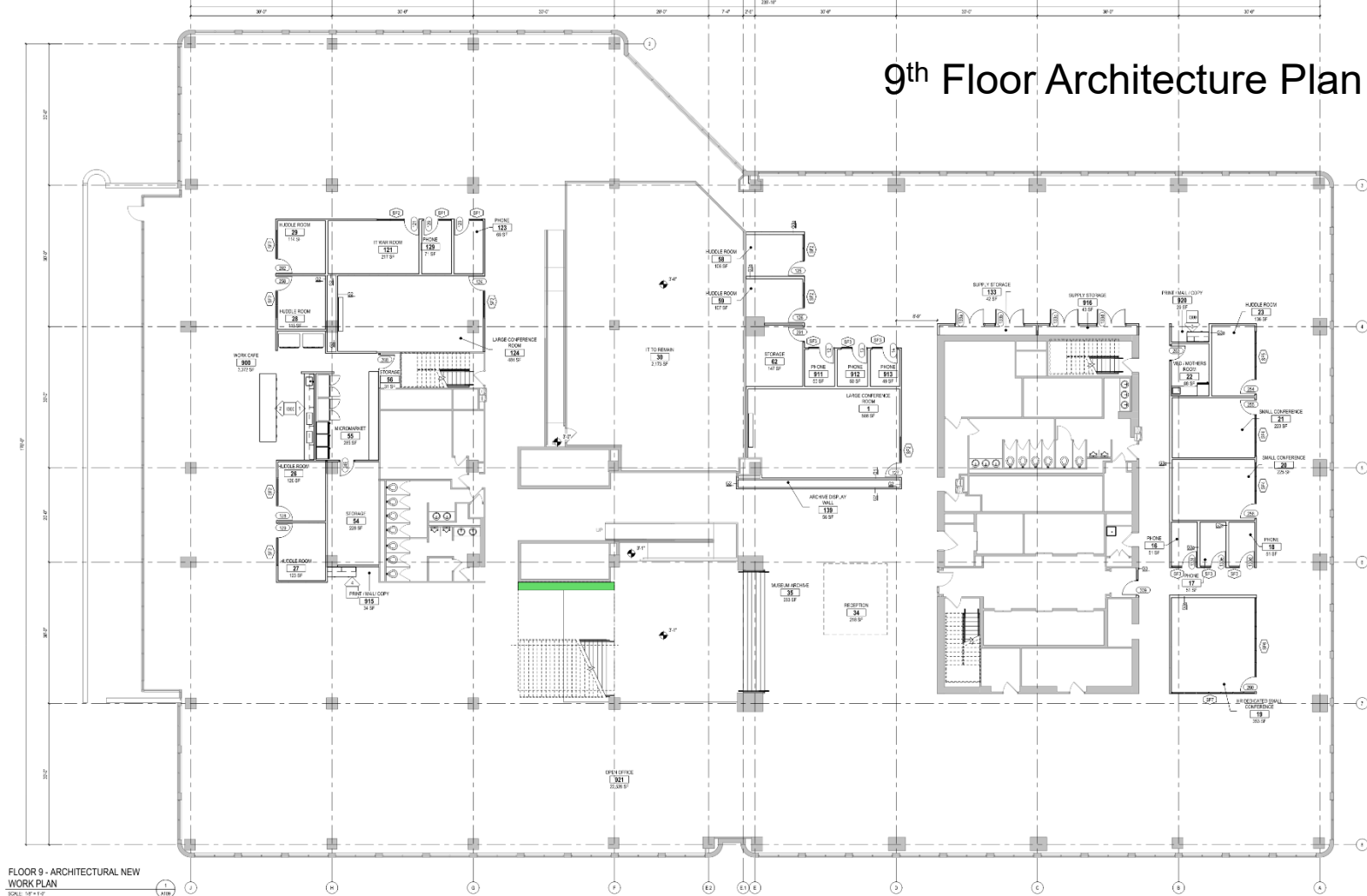
“Equity with virtual and in person telepresence. ”

“Good connectivity with equity for virtual staff”

Conceptual Plans



9th Floor Architecture Plan



Space Use & Program



collaboration: conference huddle, phone amenities collaboration stair training, board room open work space: cubicles, seating, open collaboration core storage

Renovated HQ Space

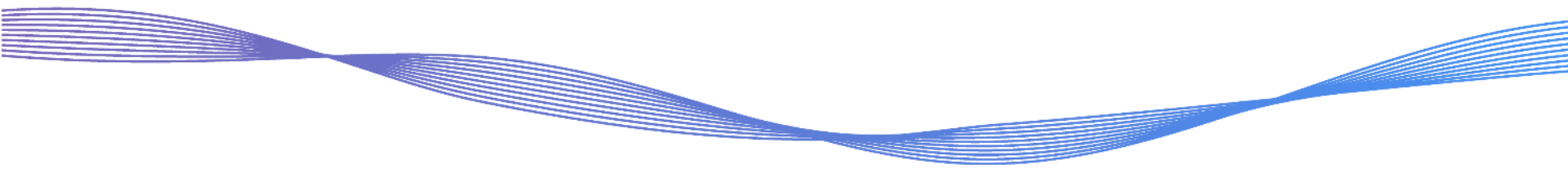
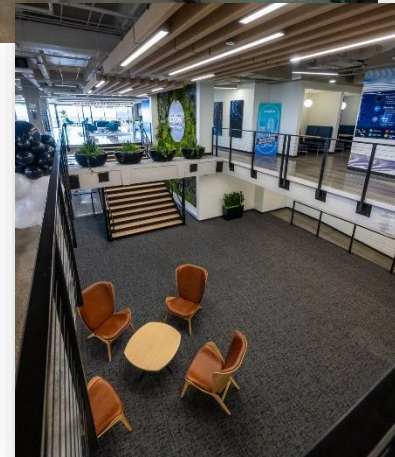
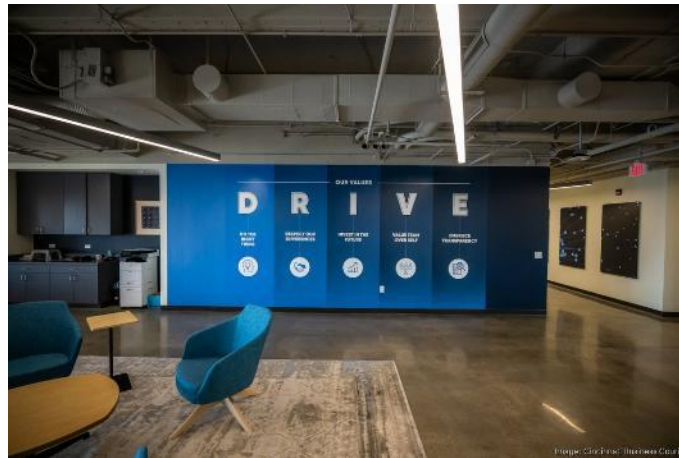




Image: Cincinnati Business Courier

After Renovation



LEED Silver + Cincy 2030 District

LEED Credit Achievement

Category	Points
 Integrative Process	2/2
 Location and Transportation	16/18
 Water Efficiency	5/12
 Energy and Atmosphere	12/38
 Materials and Resources	6/13
 Indoor Environmental Quality	4/17
 Innovation	5/6



HEALTHY BUILDING CONCEPTS

OPTIMIZATIONS Implement any 7



AIR - - - - -
Good air quality increases productivity and reduces respiratory disease.

Enhanced Air Quality ↑

Enhanced Ventilation Design ↑

Air Filtration ↑ ♥



WATER - - - - -
Poor water quality can lead to gastrointestinal illness and neurological disorders.

Drinking Water Quality Management ↑ ♥

Drinking Water Promotion ↑ ♥



NOURISHMENT - - - - -
Proper nutrition increases mental clarity and productivity.

Local Food Environment ↑ ♥



MIND - - - - -
The built environment can mitigate adverse cognitive health outcomes by supporting mental health.

Restorative Spaces ↑ @

Enhanced Access to Nature @



LIGHT - - - - -
Light is the main driver of circadian systems, supporting our alertness and sleep cycles.

Daylight Design Strategies ↑ @

Circadian Lighting Design ↑ @



MATERIALS - - - - -
Chemicals in building materials can be harmful, causing headaches and respiratory issues.

VOC Restrictions ↑

Cleaning Products & Protocols ↑ ♥



MOVEMENT - - - - -
Regular movement increases mental clarity and decreases sick days.

Ergonomic Workstation Design ↑ ♥

Physical Activity Spaces and Equipment ↑ ♥

Thanks for having us!

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Hawaiian Telcom

The “Why” of Public Land Stewardship



A Letter From The CEO

As the largest land owner in Hamilton County, Great Parks is proud to carry the torch of stewarding public lands for generations to come. Great Parks has developed the Sustainability Strategic Plan to formalize our commitment to conservation and sustainability. The Sustainability Strategic Plan focuses on the many opportunities to capitalize on improved efficiencies that will reduce our reliance on non-renewable resources and increase the use of renewable resources.

For the past decade, Great Parks has implemented numerous projects and initiatives leading up to this plan. These projects include recycling holiday lights, cell phones, batteries, scrap metals, papers, and plastics. We have also installed a grant-funded solar array and are working on a Biochar partnership project with the City of Cincinnati to repurpose animal and plant waste. As we implement capital project priorities, we are also incorporating LEED and Sustainable Sites standards into our designs.

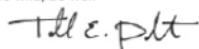
To further our commitment to sustainability, Great Parks became a member of Cincinnati's 2030 District, a network of healthy, high-performing buildings across Greater Cincinnati. Great Parks chose three destinations to focus on as part of our 2030 District Network plan. As a member, we are committed to reducing the buildings' energy use, water consumption, and transportation commuting emissions by 50% by 2030.

Great Parks will focus our attention on water, energy, and fleet. Our commitment to conservation will benefit the residents of Hamilton County in three ways:

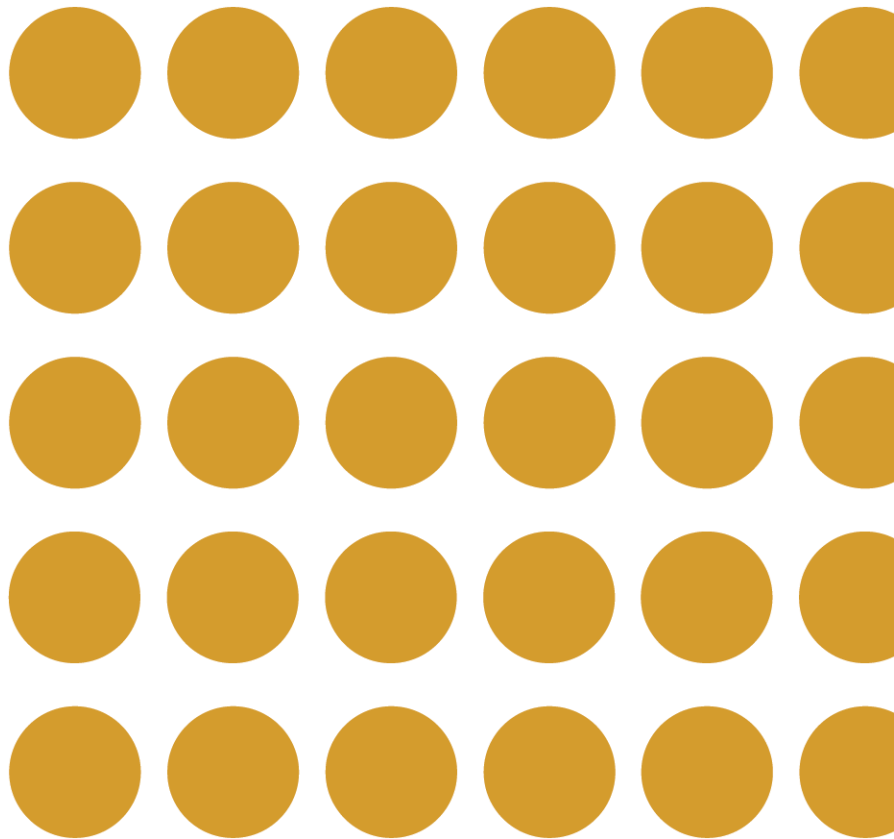
1. Greater assurance that our parks and conservation areas will be able to sustain themselves into the future.
2. Improvement of natural resources locally, including air quality, by reducing emissions.
3. Minimizing the impacts of climate change, such as storm intensity and extreme weather, locally and globally.

The Sustainability Strategic Plan defines Great Parks' next steps to meet our 2030 District commitments. The report offers a small glimpse of the impact of Great Parks in protecting your land for future generations.

Be wild, be well



Todd Palmeter
Chief Executive Officer



Summary

Great Parks can significantly reduce their energy use towards their District 2023 goals with the implementation of the measures identified by Ameresco. Below is a table detailing the potential reduction in energy consumption and water consumption from existing levels.

		Existing			Estimated Reductions Based on Option 1			Post Retrofit			Percent Reduction		
		Overall Site EUI	Water UI	CO2e	Overall Site EUI	Water UI	CO2e	Overall Site EUI	Water UI	CO2e	Overall Site EUI	Water UI	CO2e
Facility	Area (sqft)	(kBtu/sqft)	(gal/sqft)	(lbs)	(kBtu/sqft)	(gal/sqft)	(lbs)	(kBtu/sqft)	(gal/sqft)	(lbs)	(kBtu/sqft)	(gal/sqft)	(lbs)
Sharon Woods	16,340	69.6	68.9	207,754	32.4	2.2	73,701	37.2	66.7	134,053	46.6%	3.1%	35.5%
Winton Woods	25,074	63.8	147.3	293,185	15.8	2.5	40,650	47.9	144.8	252,534	24.8%	1.7%	13.9%
Little Miami	7,697	110.3	37.9	154,173	15.6	6.7	48,864	94.7	31.1	105,309	14.1%	17.8%	31.7%

2030 District MEP Audit

Prepared for

Great Parks of
Hamilton County

December 12, 2023



Building Envelope Improvements



605 Burns Street | Cincinnati, Ohio 45204
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Product/Service	Description
Attic - REPAIR Existing R30 Faced Fiberglass	****In attic w/ reflective R30 between sloped ceiling joists, repair/replace areas where existing insulation has fallen.
Attic- Air Seal	Seal ceiling penetrations from electric, pipes, stair chases, ductwork, fans, and more with expanding foam. Stopping air leakage is 20%-40% of the battle to making your attic more energy efficient.
Attic- Air Seal Large Holes	Seal big hole with air barrier and foam, then re-insulate area by blowing on top to make insulation consistent with the rest of the attic.
Attic Hatch- Insulate Existing Hatch+Dam	Install dam around attic hatch if one doesn't exist, attach insulation, secure with air barrier wrap, and install air-sealed gasket on edge. This will keep your insulation envelope continuous and prevent it from falling into living space.
Attic- R50 Blown Cellulose 16"	Bring R-value to an R50 by blowing cellulose insulation in the attic. Includes installing rulers throughout the attic for easy monitoring and verification of height and R-value. Cellulose is a Class A fire retardant, pest repellent, sound attenuator, mold inhibitor, and is made of recycled material. ****Main flat ceiling attic and narrow attic connected running across second building



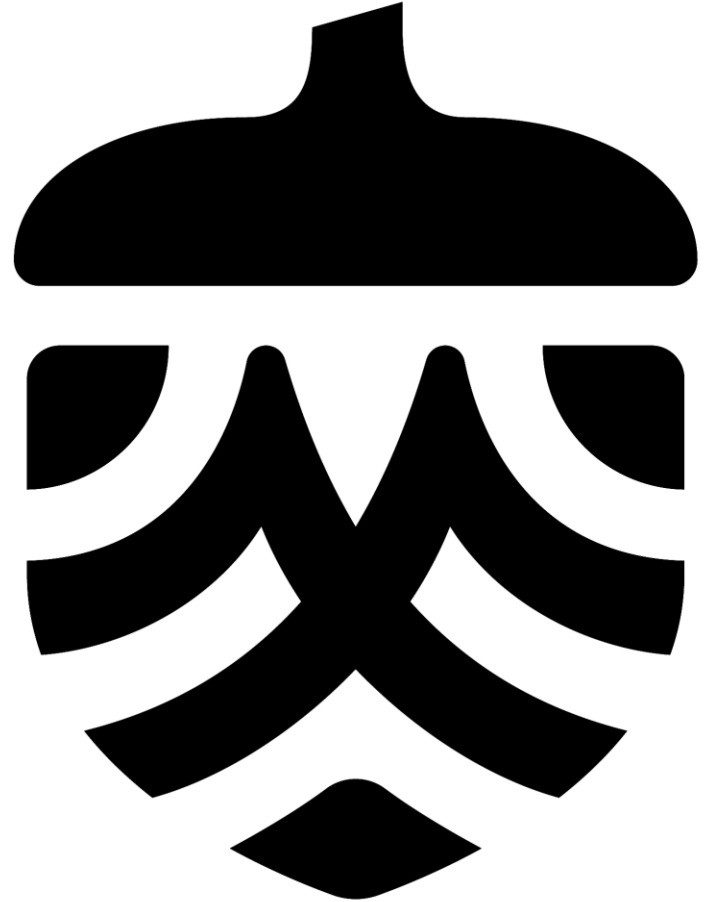
Transition in Fleet



Solar Installations



Thank you.



Ingalls Building: LEED Gold Historic Retrofit

Sanyog B. Rathod, AIA, LEED AP, CPHC
President & CEO



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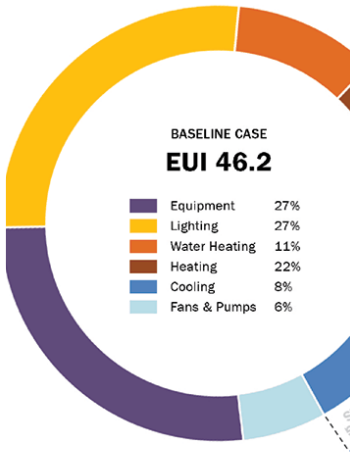
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ABOUT US



Green Building
Certification

Sustainability
Consulting

Holistic
Design

Commissioning &
Performance Testing

Education & Training












Ingalls Building: Courtyard by Marriott



Impact: LEED v4 BD+C Gold

The Ingalls building earned **LEED Gold Certification** under the LEED v4 BD+C Hospitality rating system by meeting all performance and prescriptive requirements.



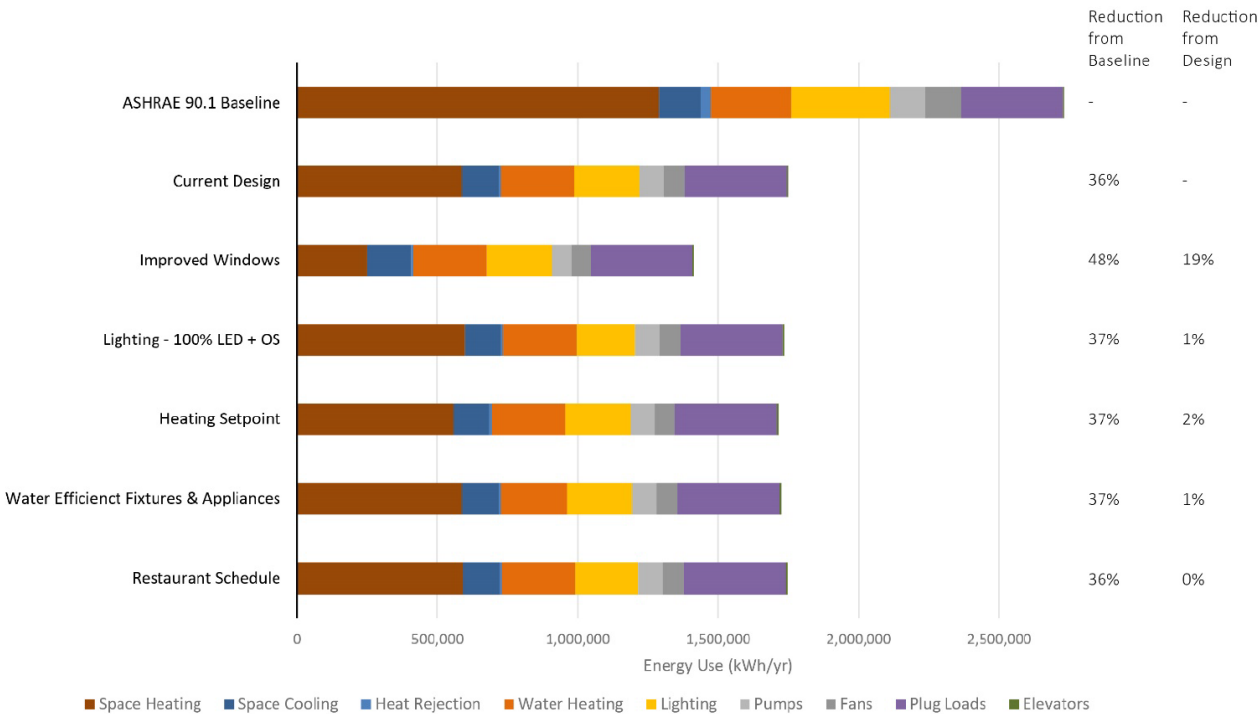
Ingalls Building		
LEED v4 BD+C		
Total Points		61
	Location & Transportation	14
	Sustainable Sites	3
	Water Efficiency	6
	Energy & Atmosphere	13
	Materials & Resources	9
	Indoor Environmental Quality	6
	Innovation & Design	5
	Regional Priority	4
	Integrative Process	1
GOLD		

Impact: LEED v4 BD+C Gold



Load Reduction Strategies

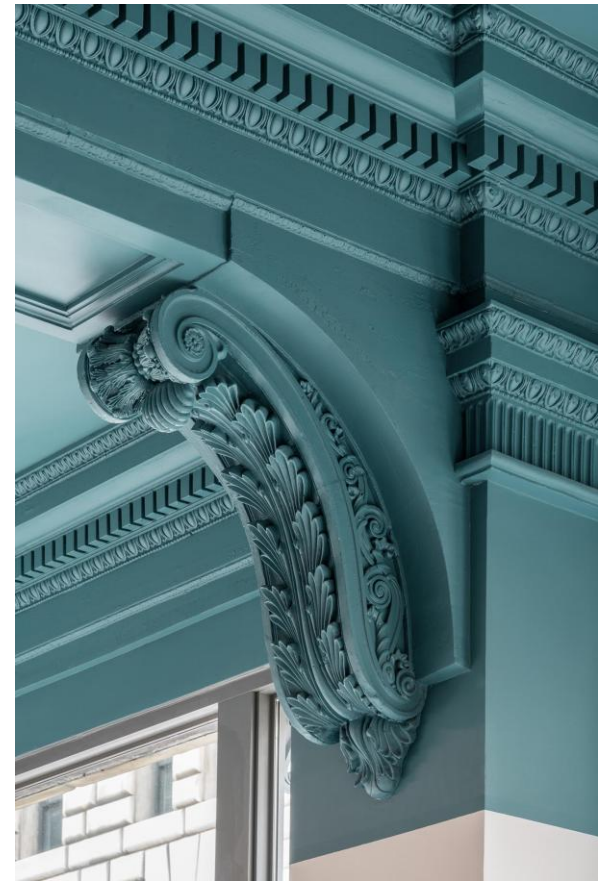
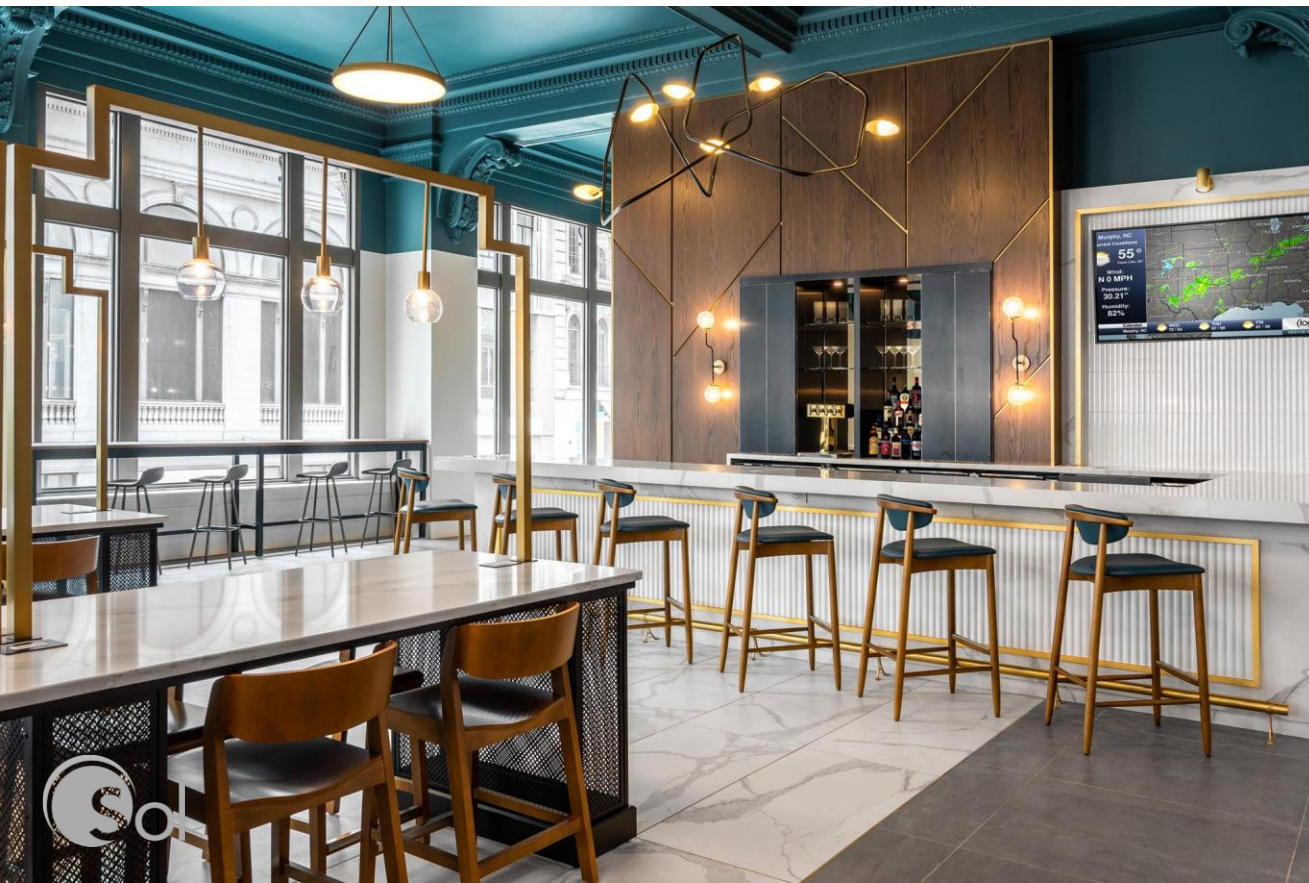
Energy Conservation Measures - Results Summary



Ingalls Building: Courtyard by Marriott



Ingalls Building: Courtyard by Marriott



Ingalls Building: Courtyard by Marriott



Thank you.

Sanyog B. Rathod, AIA, LEED AP, CPHC
President & CEO



IMPROVING OUR WORLD, ONE BUILDING AT A TIME

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