

**Sustainability Commitment**

**Lessor for the County of Alameda**

**Name:**

**Site Address:**

These measures are put in place to better align the interests of County and building owners to achieve high performance, healthy, and energy-efficient buildings. With the adoption of the County of Alameda’s Vision 2026 and the Climate Action Plan for Government Services and Operations, the County strives to create a more sustainable, resilient, and adaptable community.

The County of Alameda is committed to environmental sustainability and resiliency; and recognizes the importance of reducing carbon emissions to combat climate change. As a potential Lessor to the County, the County requires you perform certain updates and upgrades to your leased space. Choose from the choices below which level of sustainability you are committed to implementing. Note that as you move from option C to B these selections are compounded.

Option	A	B	C
Submetering	Using submetering data, collaborate with architects, space planners, and designers to strategize possible energy efficiency measures to be installed.	Using submetering data, complete energy efficiency modeling of building attributes to understand their impact and potential savings.	Submetering installed to allow for assessment of tenant’s energy usage. Energy usage will be shared with Lessee on a quarterly basis.
Commissioning	Perform whole building commissioning to resolve operating problems, improve comfort, optimize energy use and identify retrofit every 5 years.	Perform equipment and systems commissioning upon equipment end of life to determine best replacement (not simply like for like). Explore opportunities for Energy Star equipment installation.	Perform large equipment commissioning every 5 years to assess opportunities for maintenance and improvement to efficiency.
Building Performance Standards	Building achieves Energy Star score of 75 within first 2 years of occupation.	Building achieves Energy Star score of 75 within first 3 years of occupation.	Building achieves Energy Star score of 75 within first 5 years of occupation.
Efficient Janitorial Standards	Schedule janitorial work to occur during regular business hours to minimize heating, cooling, and lighting to building after hours.	Implement zone-cleaning to avoid the lights and HVAC on in whole building. Install walk-off mats at building entrances to reduce contaminants into the building.	Required using 3 <sup>rd</sup> party certified green cleaning chemicals.

**Table 2: Pre-Lease Site Selection** - select level of commitment. If not feasible for the building choose N/A and include an explanation in the space provided.

Option	A	B	C	N/A
Setting Goals and Expectations with a Knowledgeable team	Benchmark the building in EPA's ENERGY STAR Portfolio Manager and share a copy of the report with the County.	Semi-annual meeting to discuss sustainable strategies and upgrades making improvements to energy and water usage.	Follow these goals established by the County for the leased space related to sustainability.	

**Table 3: Occupancy** - select level of commitment. If not feasible for the building choose N/A and include an explanation in the space provided.

Option	A	B	C	N/A
Measurements and Auditing	Complete a bi-annual energy audit of exclusive use space.	Submit quarterly energy use to EPA's Portfolio Manager to track usage and assess places where improvements could be made.	Provide copies of utility bills quarterly to County contact to assess cost and usage.	
Refining Hours of Operation	Implement first- and/or last-hour setbacks to reduce HVAC operating hours (e.g. reduce operations at 4pm if the building is typically unoccupied by 5pm).  In case of 24-hour operating hours, install zoned temperature controls to minimize HVAC usage in unoccupied areas.	Align HVAC with business operating hours to reduce heating and cooling unoccupied space; have HVAC after hours available upon request.	Set up a conversation with County contact and other tenants about adjusting HVAC to align with operating hours.	
Utilizing HVAC Set Points	Use programmable thermostats or other means to lower heating set point and increase cooling set	Use programmable thermostats or other means to establish HVAC set points during operating hours to	Have a conversation with County contact and/or other tenants about using programmable thermostats	

	point during unoccupied periods (e.g. cooling to minimum 74° in warm weather and warming to maximum 68° in cool weather).	avoid excessive HVAC run times.	to set HVAC schedules based on operating hours.	
Landscaping	Install xeriscaping landscaping that requires no water maintenance.  Install purple pipe plumping for landscaping to use recycled water where possible.	Plant drought tolerant plants.	Implement practices from the <a href="#">Bay Friendly Landscape Guidelines</a> .	
Sensors/Timers	Install outdoor motion sensors for off-hours operation of outdoor lights.	Install occupancy sensors to manage plug load and detect electronics that are not being used to turn off.	Install occupancy sensors for lighting scheme.	
Transportation	Provide onsite EV chargers.	Provide secure bicycle racks.	Preferred parking for alternative fuel, hybrid and carpooling vehicles.	

**Table 4: Buildout** - select level of commitment. If not feasible for the building choose N/A and include an explanation in the space provided.

Option	A	B	C	N/A
Lighting	Put lighting on a timer system when applicable. Re-lamp exclusive use space with direct line LED lights before occupancy.	Have personalized lighting controls such as occupancy sensors and timers.	Develop a daylighting strategy, including interior paint colors, conducting a daylighting audit, window films and window shades, for exclusive use space. Use LED lights in any re-lamping that occurs during occupancy.	

Appliances, Equipment, and Plug Load	Electrify appliances and equipment upon end of life.	Replace air-cooled ice/refrigeration equipment with water-cooled and or similarly energy efficiency equipment before occupancy	Prioritize energy-efficiency equipment, including ENERGY STAR certified products at the time of natural replacement.	
Indoor Water Usage	Install WaterSense fixtures. Provide filtered tap water through at tap filtration system, e.g. reverse osmosis or solid block AC filters, and/or whole building filtration system	Install aeraters and low flow fixtures.	Track WaterSense in ENERGY STAR.	
Air Quality	Before occupancy conduct baseline IAQ testing in accordance with <a href="#">NAAQS pollutants list</a>	Pre-purge the leased space before occupancy while ensuring the safety of other tenants.	Meet ASHRAE 61.1 for Ventilation and Acceptable Indoor Air Quality. Use only no VOC paints and adhesives.	

## Sustainability Commitment

The Lessor commits to following sustainability standards outlined in the attached tables (Tables 1, 2, 3, 4) and pledge to perform the corresponding steps, actions, and tasks listed therein to the best of their ability and with reasonable accommodations for financial feasibility and space limitations.

This commitment statement outlines a specific sustainability standard (carbon emissions reductions) and provides a clear action plan in a table format. The responsible department, deadlines, and actions to be taken are all specified to ensure accountability and transparency in meeting the sustainability goals.

By signing this commitment statement, [Company Name] acknowledges its responsibility to adhere to these sustainability standards and to take the necessary actions as outlined in Tables 1, 2, 3 and 4 wherever possible. We are dedicated to achieving our carbon emissions reduction target and will actively towards a more sustainable future.

Signed,

[Authorized Signatory's Name]

[Title]

[Company Name]

[Date ]