



**DAVID L. LAWRENCE**  
CONVENTION CENTER  
PITTSBURGH

# 2020 Sustainability Report

July 2021

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**Due to the Covid-19 pandemic, the data provided in this 2020 report are not representative of a typical year.**

**On March 6, 2020, Pennsylvania Governor Tom Wolf declared a disaster emergency in the Commonwealth of Pennsylvania followed by the issuance of an order on March 19, 2020 to temporarily close all non-life-sustaining businesses.**

**Event operations at the David L. Lawrence Convention Center were suspended on March 11, 2020.**

**During the next months, strict indoor occupancy limits were established by the Pennsylvania Department of Health which made it impracticable to host most events.**

**Severely curtailed event operations continued through the remainder of 2020.**



David L. Lawrence Convention Center

## HISTORY

Located in downtown Pittsburgh, adjacent to the Allegheny River, the 1.5 million square foot David L. Lawrence Convention Center (DLCC) is a symbol of the City's economic and environmental revitalization. The DLCC opened in 2003 and is owned by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA). The SEA contracts with SMG a/k/a ASM Global (ASM), a professional management company, for the day-to-day operations of the facility.

The DLCC was built as a public investment to attract non-resident attendees to the region and to grow tourism spending in Pittsburgh. With encouragement and support from local organizations, an additional goal was decided upon: to create an innovative and environmentally responsible facility that would showcase the benefits of sustainable building design and operations.

Pittsburgh's philanthropic community played a major role in the development of the DLCC by supporting an international green building

design competition for the planning of the convention center. The \$750,000 design competition was funded by the Heinz Endowments, the Hillman Foundation, the Claude Worthington Benedum Foundation, the Buhl Foundation, the Richard King Mellon Foundation, and an anonymous foundation.

In February 1999, the Southwestern Pennsylvania Convention Center Design Commission unanimously selected the design proposal of Rafael Viñoly Architects (RVA). Inspired by the "Three Sisters" suspension bridges near the site, RVA's design uses a cable support system to suspend a dramatically sweeping roof. Daylighting, natural ventilation, and water reclamation strategies were implemented throughout the facility to an extent that was unprecedented in the meeting and convention industry during that time. In addition, the DLCC was constructed on the same site as the previous convention center facility which virtually eliminated the need for the construction of additional supporting roads and utility infrastructure.



2003 LEED NC



2012 & 2017 LEED O+M



2013 LEED CI

## LEED CERTIFICATIONS

LEED was integrated into the design of the building from its inception. To further the environmental goals of the building, the Heinz Endowments provided \$7 million in grants and loans, administered by Green Building Alliance (GBA), for costs associated with green building consultation services, commissioning, and integration of green technologies.

In 2003, upon completion, the DLCC became the **first convention center to be certified LEED Gold® for Building Design + Construction: New Construction** (LEED NC). The DLCC was one of only seventy-five LEED for New Construction certified projects and the largest building to achieve LEED certification at the time.

Continuing a commitment to sustainability, the DLCC earned **LEED Platinum® for Existing Buildings: Operations and Maintenance** (LEED O+M). The first LEED O+M certification was earned in 2012 and the building was re-certified in 2017. Re-certification is required every 5 years to show that sustainable operations continue at the required levels.

In 2012, the SEA completed its interior office space, located within the DLCC. The location was previously being used for storage. The **SEA Office renovation earned LEED Platinum® for Commercial Interiors in April 2013** (LEED CI).

## EVENT INDUSTRY COUNCIL (EIC) SUSTAINABLE EVENT STANDARDS

The EIC Sustainable Event Standards are a collection of standards developed by over 100 of the industry's leading practitioners (including staff from DLCC) that assess events and industry suppliers on a wide range of sustainability criteria in support of environmental and social responsibility.<sup>1</sup> The standards align closely with the 17 United Nations Sustainable Development Goals. The standards include criteria specific to different industry sectors including: Event Organizers, Accommodations, Venue, Destination, Food & Beverage, Audio-Visual Production, and Exhibition. Certification levels include: Bronze, Silver, Gold, and Platinum. **The DLCC is a Silver certified facility.**

## BUILDING IN OPERATION CASE STUDY

The DLCC was the subject of the report titled *David L. Lawrence Convention Center: A Building in Operation (BiO) Case Study* in 2011. The case study process was initiated to evaluate building performance, facility management, occupant satisfaction, and organizational sustainability. The case study concluded that DLCC's original green design created an organizational identity, resulted in significant energy savings, and generated significant direct spending from "green seeking" events that come to the DLCC.

<sup>1</sup><https://insights.eventscouncil.org/Sustainability/Sustainability-Standards-and-Registry>

## SUSTAINABLE EVENTS

The sustainable construction and operations of the DLCC attract event organizers who seek such facilities. These green-seeking major events<sup>2</sup> are responsible for **\$273 million in direct spending since tracking began in 2006** (21.5% of direct spending since 2006).<sup>3</sup>

The DLCC's commitment to sustainability provides events with environmentally-friendly practices at no additional cost.

The DLCC staff coordinate with events on energy saving actions such as setting occupancy hours and conditions with the event schedule and attendee profile to reduce utility consumption. Events are also encouraged to consider sustainable purchasing and waste reduction strategies including using complimentary water stations over bottled water; using sustainable products for event takeaways, signage, and packaging; encouraging attendees to recycle and compost when possible; and working with the food service provider, Levy Convention Centers, to use locally grown products and understand the importance of purchasing in bulk.

After the event, an event report provides information and data on a variety of sustainability indicators including waste diversion and energy usage.

### ASM GLOBAL VENUESHIELD PROGRAM

VenueShield is ASM's proprietary environmental hygiene protocol that offers best practices across work streams related to environmental hygiene, food service, customer journey, talent, public awareness, and technology and equipment, including a state-of-the-art standard operating procedures for

environmental hygiene. The comprehensive new protocol was developed in partnership with AECOM and its international team of sports venue design, and environmental hygiene and biocontainment experts. The VenueShield program is also being guided by scientific and medical research input from Drexel University College of Medicine (DUCOM) and its interdisciplinary team of expert faculty and graduate medical students and by consistent input from ASM's venues around the world.

Building on early successful implementations in several ASM Global facilities, VenueShield has been active at the DLCC since June 2020 and operates in alignment with approvals from local government officials and health care experts. Phases of VenueShield include the implementation of new guidelines for Workplace Safety, Technology & Equipment, Food Safety and Public Awareness as they support future efforts.



<sup>2</sup> Major events are (a) larger events that typically book 18 months and further into the future, (b) require the DLCC's facilities (i.e. there

is no other local venue that can physically accommodate the event), and (c) use a significant number of hotel rooms.

<sup>3</sup> Source: VisitPittsburgh

## LOCATION AND TRANSPORTATION

The DLCC is located in Downtown Pittsburgh, within 500 miles of more than half of the U.S. population and less than a ninety-minute flight from half of North America's population. The City is less than six hours' travel by car or train to nine states, Washington, D.C., and Canada.

### WALKABILITY

The DLCC's downtown location provides access to accommodations, dining, entertainment, and recreation. Pittsburgh's compact layout means major destinations can be reached in a 25 minute walk. The city also boasts 24 miles of riverfront trails, which include the DLCC's Riverfront Plaza.

### PUBLIC TRANSPORTATION

Port Authority of Allegheny County provides public transportation options throughout the region. The DLCC is within a six-minute walk to over 17 available routes that stretch to various parts of the city and region, including the Pittsburgh International Airport.

## BICYCLES AND OTHER OPTIONS

The DLCC offers five locations to safely secure bicycles. Pittsburgh's network of bike lanes is easily accessed from the DLCC. Healthy Ride Pittsburgh, a bike share organization that promotes a sustainable and affordable mobility service, has 100 stations located throughout the city, one of which is at the DLCC. All Port Authority busses also provide bike racks.

In 2021, as part of MovePGH, a city initiative to provide multiple mobility options, a station to rent e-scooters was located at the DLCC and a station to rent electric mopeds was located a block away.

## ELECTRIC VEHICLE CHARGING

In 2012, the DLCC installed in its garage the first two free publicly accessible universal EV charging stations in Downtown Pittsburgh. In 2018, the DLCC installed four Tesla chargers, and two additional universal EV charging units at the garage. The DLCC's EV stations are on the registry of EPA Alternative Fuel Data Center vehicle chargers to assist EV drivers in finding charging stations.



Riverfront Plaza



3<sup>rd</sup> Floor South Green Roof

## OUTDOOR SPACES

Ecologist E. O. Wilson introduced the term “biophilia” to describe what he believed to be an intrinsic benefit to reconnecting humans to the natural environment. At the DLCC, proximity to open and vegetated spaces on an urban site has resulted in both environmental benefits and a biophilic advantage that enhances the visitor experience.

## ENVIRONMENTAL BENEFITS

Heat island effect occurs primarily during the summer months when sunlight is absorbed by roofing and paving and then re-radiated as heat. This causes urban areas to warm resulting in increased cooling costs, air pollution, and health issues.<sup>4</sup> The use of vegetation or highly-reflective surfaces, like the DLCC’s 250,000 square foot stainless steel roof, can mitigate the heat island effect.

Landscaped areas also mitigate rainwater runoff issues. Studies have shown that green roofs in Pennsylvania’s climate retain 50% of rainfall on average, with up to 100% retention

in the summer<sup>5</sup>, which reduces runoff into the municipal sewer system.

Through root intake processes, evaporation and transpiration, plants remove pollutants from the air and water. Based on information provided by the US EPA, it is calculated that **the 3<sup>rd</sup> Floor South Green Roof alone (20,000 sqft) removes almost 680 pounds of particulate matter from the air annually**, approximately equivalent to the annual emissions of 255 passenger vehicles.

## RIVERFRONT PLAZA AND 10<sup>TH</sup> STREET WATER FEATURE

The Riverfront Plaza links two previously disconnected components of Pittsburgh’s 22-mile Three Rivers Heritage Trail, providing a safe route for walkers, bikers, and joggers to travel between the City’s Strip District commercial area and Point State Park. The Riverfront Plaza also provides a docking area for waterway travelers. The landscaping alongside the Riverfront Plaza, as well as along the Convention Center’s eastern side located on 11<sup>th</sup> Street, is exclusively composed of plants native to southwestern Pennsylvania.

<sup>4</sup> Heat Island Effect. US EPA, n.d. Source: <https://www.epa.gov/heat-islands>

<sup>5</sup> Penn State Center for Green Roof Research. “Stormwater Quantity.” Source: <https://plantscience.psu.edu/research/centers/green-roof/research>

The 10<sup>th</sup> Street Water Feature invites people to the Allegheny River from Penn Avenue. It runs under the Convention Center and descends 17 feet, with waterfalls and fountain pools on either side.

#### 4<sup>TH</sup> FLOOR TERRACE

The 4<sup>th</sup> Floor Terrace is a 60,000 square foot open outdoor space featuring Levy Convention Centers' herb and vegetable gardens, a monarch waystation, edible plants, hops, and pollinator plants. The 4<sup>th</sup> Floor Terrace was originally a continuous concrete slab. It is being replaced with pavers interspersed with areas of vegetation and seating. Renovation of the south side (approximately 20,000 square feet) was completed in 2020. The remainder is currently under construction and will be completed in Spring 2022.

#### 3<sup>RD</sup> FLOOR SOUTH GREEN ROOF

The 3<sup>rd</sup> Floor South Green Roof is a 20,000 square foot space featuring a mix of adapted sedum species, a meadow filled with native perennials, and a plaza for outdoor receptions.

#### 4<sup>TH</sup> FLOOR SOUTH GREEN ROOF

The 4<sup>th</sup> Floor South Green Roof is located outside of meeting rooms 401 to 405. Three skylights are visible on this roof as they allow views from the ballroom prefunction area below. This roof was originally part concrete slab and part ballasted. It was replaced in 2020 and now provides 8,460 square feet of green roof, pavers, and a weather station (to provide additional data for the operations of the building).

#### MAINTENANCE

All landscape maintenance activities adhere to the DLCC's Integrated Pest Management, Erosion Control, and Landscape Management Plan. Landscaping is hand-weeded and waste is collected for composting. Fertilizers are rarely used, and less hazardous products are used when needed. Permanent irrigation systems for outdoor spaces are fed by the aquifer and only used when conditions require it. The aquifer is also the water source for the 10<sup>th</sup> Street Water Feature.



4<sup>th</sup> Floor Terrace

## WATER

The DLCC, unlike a typical building, has multiple sources of water serving the needs of the building and its occupants. The DLCC uses municipal water, filtered aquifer water, and recycled wastewater. In 2020, 37% of the water used at the DLCC was municipal water, 27% was from the aquifer, and 36% was reclaimed wastewater from the on-site wastewater treatment plant. Figure 1 shows the end uses of the total water usage at the DLCC.

All plumbing fixtures and fittings meet plumbing code requirements that align with LEED standards. Fixtures in all restroom facilities are equipped with sensor controls and aerating faucets.

### POTABLE WATER

Potable municipal water used at the DLCC is supplied by the Pittsburgh Water and Sewer Authority (PWSA). This water is used for drinking fountains, faucets, kitchen, and laundry purposes.

### WASTEWATER TREATMENT PLANT

The DLCC has a 50,000-gallon on-site wastewater treatment plant that collects and treats wastewater from sanitary and potable uses. This water is treated and re-used for toilet flushing only. The plant's treatment components include a sump tank, aerobic digester, carbon filter system, and ultraviolet disinfection system. In 2020, the wastewater treatment plant was operated through a contract with Veolia Water North America.

1.3 million gallons of reclaimed water were reused in 2020. In addition to reducing potable water use, recycling wastewater on-site helps to mitigate combined sewer overflows into nearby streams and rivers, benefitting water management in the Pittsburgh region.

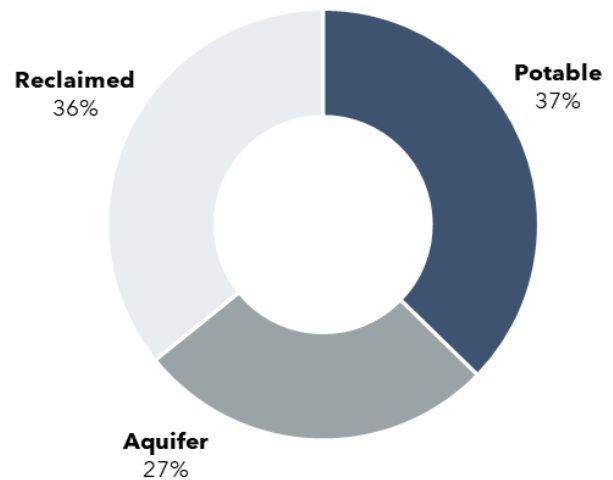


Figure 1. 2020 Water Sources

### AQUIFER

The Wisconsin Glacial Flow is sometimes referred to as Pittsburgh's "Fourth River," located approximately 50 feet below the DLCC. Aquifers are geological formations containing or conducting ground water. Aquifers, when correctly managed, recharge through groundwater infiltration from precipitation.

The aquifer provides water for the cooling towers, the 10<sup>th</sup> Street Water Feature, and on rare occasions, irrigation for the 4<sup>th</sup> Floor North Terrace, 3<sup>rd</sup> Floor South Terrace, and the 11<sup>th</sup> Street planted hillside area.

The use of the aquifer conserves municipal water. Every effort is made to withdraw water from the aquifer in a responsible way that allows for adequate replenishment through groundwater infiltration.

## ENERGY

The DLCC is continually subject to variations in occupancy and energy demand. Occupancy may range from a few visitors in a meeting room to thousands occupying all five exhibit halls. The energy usage profile of the building also varies greatly from year to year. DLCC technicians minimize energy waste by carefully programming HVAC (heating, ventilation, and air conditioning) and lighting schedules through the building automation system to match each client's needs. HVAC zoning capabilities and the use of variable frequency drives allow HVAC levels to be adjusted incrementally. Lighting systems in controllable groupings are customized to event and safety needs.

### HEATING

The building uses the district energy steam system provided by Pittsburgh Allegheny County Thermal (PACT) to heat the building. Through district steam heating, the plant pumps steam to connected buildings which cycle the steam through their buildings to heat air which is released through the air handling units. As the heat is utilized, the steam condenses into liquid condensate and returns through the system back to PACT to be reheated and re-circulated. The DLCC is equipped with a pump system to return 170°F-180°F condensate water back to PACT, increasing the efficiency of the PACT facility by providing hot water for its processes.

### COOLING

Cooling is provided by an on-site chiller plant that is operated through a contract with Veolia. Water cooling is delivered to spaces through cooling coils in the air handling units. The building's HVAC system uses low-temperature

cooling equipment, which enables higher efficiencies. The plant equipment consists of two 1,500 ton centrifugal chillers, a 750 ton centrifugal chiller with a variable frequency drive, and two 6,000 gallon capacity cooling towers.

The DLCC does not use equipment containing chlorofluorocarbons (CFCs), which are known to damage the ozone layer. Chilling equipment, primarily for food and beverage, uses hydro-chlorofluorocarbons (HCFCs) and hydrofluorocarbons (HFCs), which are less damaging and balance potential environmental impact with efficiency.

### VENTILATION

Ventilation is essential to maintain good indoor air quality (IAQ) levels, which improve occupant comfort, increase productivity, and promote general well-being.<sup>6</sup> Increasing ventilation reduces indoor air contaminants and IAQ-related health issues.

All mechanical air-handling units are tested regularly to verify that they meet ANSI/ASHRAE Standard 62.1-2007: Ventilation for Acceptable Indoor Air Quality. Each air handling unit undergoes maintenance every 3,000 hours of runtime to keep all components working properly. Key IAQ-related factors such as CO<sub>2</sub> levels and temperature are continually monitored by the centralized building automation system and can be adjusted in real-time to maintain the temperature set-points needed for the event. If contaminants exceed acceptable levels, 100% outside air is brought into the system until IAQ is restored.

### NATURAL VENTILATION

The DLCC also has a natural ventilation system that delivers outdoor air to Exhibit Halls A, B, and C when weather conditions are suitable.

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<sup>6</sup> US Green Building Council LEED for Existing Buildings: Operations and Maintenance v2009 Reference Guide, page 330



Operable intake louvers are located along all four walls of the building between the second and third floor level. Cooler outdoor air is directly ducted to the exhibit halls at floor level and released through exhaust louvers at the higher end of the building's curved roof. This process is commonly referred to as the "chimney effect" or "stack effect." When the natural ventilation system is in operation, airflow and building pressure are automatically recorded by the building automation system. Mobile CO<sub>2</sub> monitors that communicate with the building automation system (placed directly in the breathing zone for each event layout) are used with the natural ventilation system to ensure IAQ standards are maintained.

Natural ventilation is used when the outside air temperature is between 45°F and 64°F, and during move-in/ move-out days when the loading dock garage doors are open. Using the natural ventilation system enhances IAQ and conserves energy by eliminating the need for mechanical heating and cooling.

## DAYLIGHTING

The DLCC was the first convention center in the world to implement daylighting on an

extensive scale, departing from the typical "black box" convention center model. 85% of the regularly occupied spaces in the building can provide natural daylighting, reducing the need for artificial lighting. For example, Exhibit Halls A, B, and C can be lit entirely by daylight during daytime hours.

## ENERGY EFFICIENCY MEASURES

The DLCC is committed to continuous improvement in energy efficiency. When determining whether to undertake energy efficiency improvements, special consideration is given to projects that qualify for rebates such as the PA Act 129 incentive funds. PA Act 129 requires electric distribution companies in Pennsylvania to reduce energy consumption across their service territory. Under PA Act 129, Duquesne Light provides a rebate for certain projects that provide electricity savings. The DLCC also participates in a PJM (regional grid transmission organization) program that gives additional rebates for projects which result in a permanent load reduction. Duquesne Light and PJM have provided partial reimbursement for the following DLCC projects:

- Wastewater treatment plant control system upgrade
- Building automation system upgrade

- Chiller plant reconfiguration
- DLCC parking garage LED lighting upgrade
- 10<sup>th</sup> Street Water Feature lighting upgrade
- Local cooling units
- Back of house lighting upgrades
- Natural ventilation system repairs
- 10<sup>th</sup> Street and Ft. Duquesne Blvd Roadway Lighting
- Air compressors

## DEMAND RESPONSE

The DLCC participates in two demand response programs. Demand response is a program to lower electricity consumption during high usage days to reduce stress on the electric grid. In the summer months, the increased electricity load due to air conditioning overwhelms the power grid and can cause brown- and black-outs. Through financial incentives, large scale users of electricity are asked to cut down on electricity usage (including for cooling) during key hours of peak usage days.

## RENEWABLE ENERGY PURCHASING

Since 2012, the SEA, City of Pittsburgh, Allegheny County, PWSA, and others (referred to as the Western PA Electricity Consortium), have entered into aggregated electricity procurement agreements which stipulate that a percentage of the electricity purchased is to be derived from Green-e certified sources. In 2020, the DLCC purchased energy through a contract with Direct Energy, a retail electricity provider that provides for 100% electricity from Green-e certified sources, an increase from 35% of electricity from Green-e sources in the previous contract from 2019.



10<sup>th</sup> Street Water Feature LED Lighting

# PERFORMANCE AND EMISSIONS

Energy and water performance are measured by site energy use intensity (EUI, the total annual energy consumed in kBtu per gross square foot) and water use intensity (WUI, the total annual potable water consumed in gallons per gross square foot).

The number and types of events can significantly impact energy and water use performance. While overall usage may increase, the increase in building usage with an increase in visitors shows that accommodating more visitors can be done in an efficient manner often with greater efficiencies as attendance numbers rise.

Seasonal changes also influence performance, including the electricity used to produce chilled water in warmer months and the steam used in colder months. Heating Degree Days (HDD) and Cooling Degree Days (CDD) (the monthly sum of daily average temperature differences above or below 65°F) help track the impact of exterior temperatures on indoor energy usage. While the use of steam for heat and electricity for air conditioning generally fits along the CDD and HDD fluctuations, there are also some months where the degree-days do not correlate with energy usage, especially in border months that have both cool and warm weather. In these cases an especially warm day may spike electricity usage for an otherwise cooler month if it coincides with high building usage. A higher number of CDDs also typically requires higher cooling tower water usage.

## ENERGY PERFORMANCE

Energy usage in 2020 was down significantly, in part due to the Covid-19 pandemic building closure.

The total electricity use in 2020 (lighting, HVAC, plug loads, water heaters, etc.) was 8.6

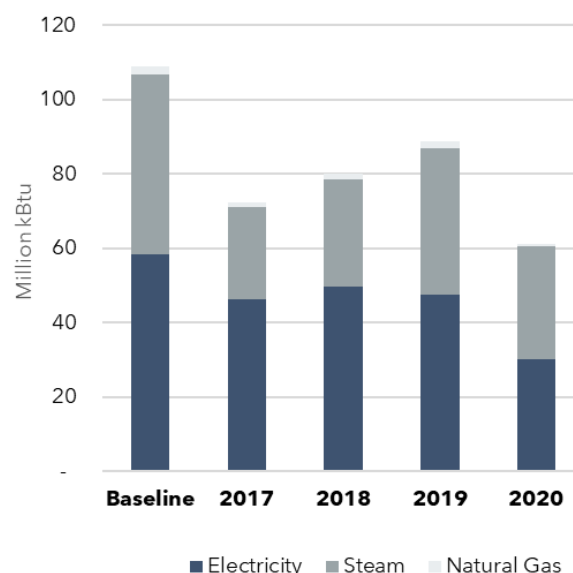


Figure 2. Energy Use

million kWh. Approximately 4.9% of total electric use was for the chilled water plant operation. The total steam use in 2020 (heating) was 22,800 Mlbs. The total natural gas use in 2020 (cooking) was 472 mcf.

**The 2020 EUI was 50.6 kBtu/sqft, a 44% reduction from the DLCC's 2004 baseline year.**

## WATER PERFORMANCE

Water usage in 2020 was down significantly, in part due to the Covid-19 pandemic building closure.

The total water use in 2020 was 3,642,000 gallons. The total potable water use (drinking and cooking water, faucets, and laundry) was 1,358,000 gallons. A total of 1,304,000 gallons of reclaimed water from the wastewater treatment plant was used in 2020 for toilet flushing. The total aquifer water use (cooling towers, irrigation, and 10<sup>th</sup> Street Water Feature) was 980,000 gallons.

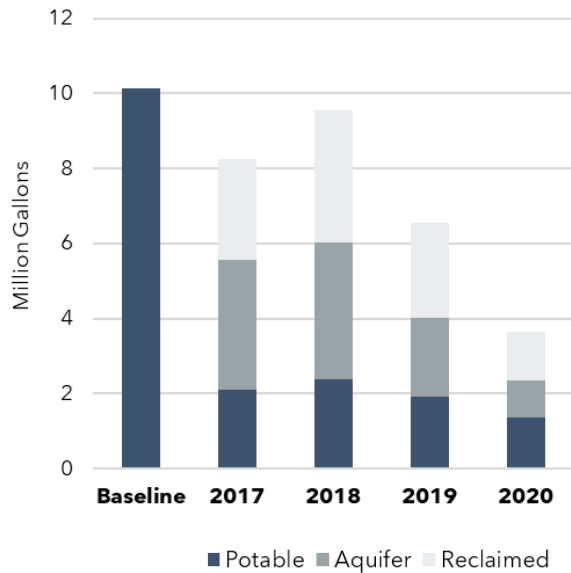


Figure 3. Water Use

**The 2020 WUI was 0.9 gal/sqft, a 91% reduction from the DLCC's 2006 baseline year.**

## TOTAL EMISSIONS

The DLCC calculates annual greenhouse gas (GHG) emissions resulting from building energy consumption using the GHG Protocol methodology.<sup>7</sup> The DLCC strives to reduce impact by reducing total emissions.

The originally predicated performance from the energy model was 15,800 MTCO<sub>2</sub>e. The 2004 actual performance was 15,400 MTCO<sub>2</sub>e. The emissions for 2020 were 7,944 MTCO<sub>2</sub>e, a 48.4% reduction from the 2004 baseline.

Since 2004, the DLCC saved approximately 59,000 MTCO<sub>2</sub>e from baseline, equivalent to the annual energy use of more than 26,000 homes.

<sup>7</sup> The GHG Protocol is the most widely used and accepted emissions accounting methodology. More information may be found at [ghgprotocol.org](http://ghgprotocol.org)

## NET EMISSIONS

The purchase of renewable power and carbon offsets helps to mitigate the effects of emissions resulting from building operations and is used to calculate net emissions. **In 2020, 100% of the DLCC electricity was purchased from Green-e certified renewable sources.** The net emissions of the DLCC for 2020 were 1,828 MTCO<sub>2</sub>e.

Through the past and current purchase of certified renewable energy and carbon offsets, the DLCC mitigated an additional 58,00 MTCO<sub>2</sub>e since 2004.

## PITTSBURGH 2030 DISTRICT

The Pittsburgh 2030 District<sup>8</sup> is a collaboration of building owners in the city's central core committed to 50% reductions in energy use, water use, and transportation emissions by 2030, while improving indoor air quality. The 2030 District is facilitated by Green Building Alliance (GBA). **The SEA, as building owner of the DLCC, is a founding partner of the 2030 District.**

The District uses EUI and WUI to determine performance. GBA established the energy and water baselines for the DLCC at 90 kBtu/sqft and 9.9 gal/sqft, which represent the actual performance of the building in 2004 and 2006, respectively.

The DLCC's 2020 EUI was 50.6 kBtu/sqft, a 44% reduction from baseline which exceeds the 2020 goal. The 2020 WUI was 0.9 gal/sqft, a 91% reduction from baseline which exceeds the 2030 goal.

<sup>8</sup> [www.2030districts.org/pittsburgh](http://www.2030districts.org/pittsburgh)

# INDOOR AIR QUALITY AND HEALTH

The DLCC is committed to the health and safety of visitors and employees. Creating an environment with high indoor air quality (IAQ) has been a priority since the initial design and construction of the building. Additional measures were put in place in response to the Covid-19 pandemic.

## VENTILATION

All mechanical air-handling units are maintained and tested to ensure equipment is functioning properly. Indoor air quality indicators like CO<sub>2</sub> levels and temperature are

continuously monitored by the building automation system. If contaminants exceed acceptable levels, 100% outside air is introduced into the space to flush out contaminants. Additionally, Exhibit Halls A, B, and C are capable of being naturally ventilated with outdoor air under certain conditions. Ventilation systems are further described in the ENERGY section of the report.

The DLCC upgraded to antimicrobial air filters in 2020. These filters are commonly used in building types such as hospitals and are designed to effectively control microbial growth such as fungus, mold, and bacteria.

## CLEANING

The DLCC's Green Cleaning Policy and Plan specifies the use of sustainable cleaning products, including those which meet applicable Green Seal standards. These products are bio-based, made of biodegradable content, and have low/no volatile organic compound (VOC) concentrations. Green Seal standards are based on life cycle research of environmental impacts and are recognized by LEED.

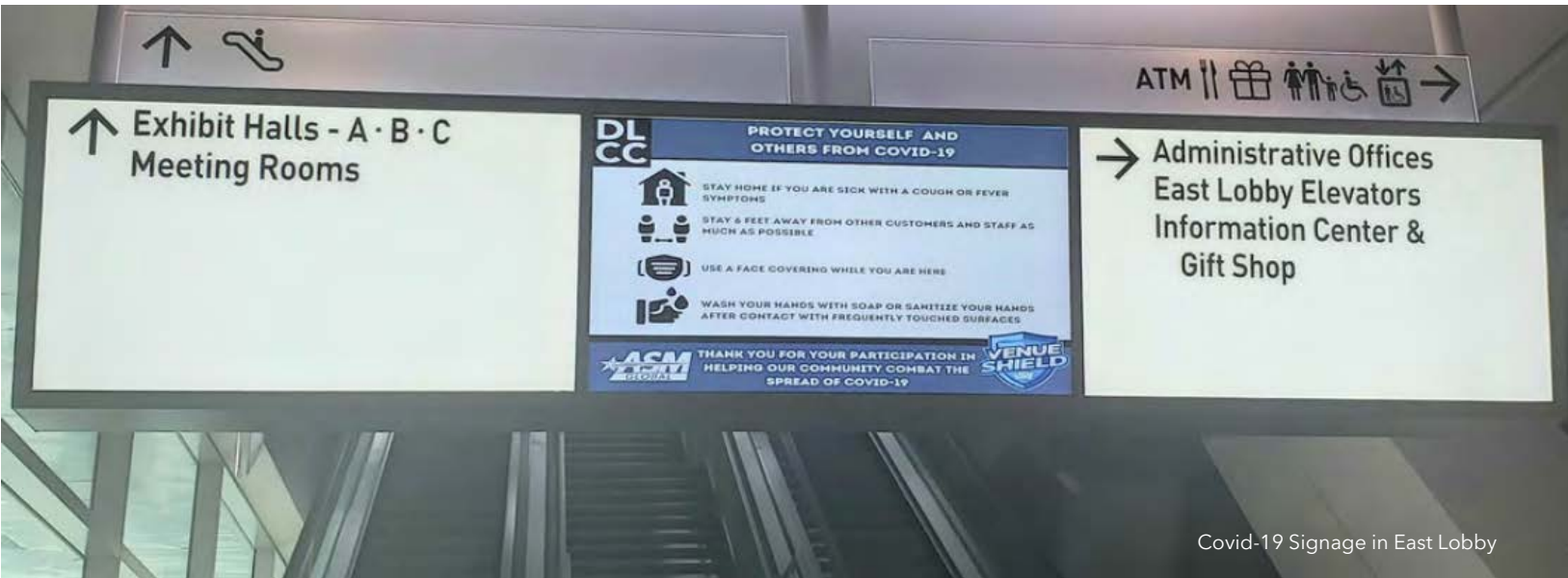
Sustainability standards are also followed for cleaning equipment. All cleaning equipment purchased meet one or more sustainability criteria. All cleaning equipment is serviced regularly to ensure that the equipment continues to operate at optimal safety and efficiency as well as to maximize life-span.

The DLCC's Orbio machine,<sup>9</sup> which is located on-site, makes a scent-free and VOC-free solution of sodium hydroxide in water by passing electric current between two electrodes through a medium of tap water and sodium chloride (salt). The DLCC uses the Orbio solution to clean glass, carpet, counters, stainless steel, laminate, fabric surfaces, tile, and sidewalks near the entryway.



High Touch Surface Cleaning

<sup>9</sup><https://www.tennantco.com/content/dam/resources/orbio/case-studies/Case%20Study%20SMG.pdf>



Covid-19 Signage in East Lobby

## HEALTHY PRODUCT PURCHASING

The DLCC reduces air pollutants at their source by prioritizing healthy product purchasing. VOCs, commonly found in paints, adhesives, and furniture, are a source of IAQ-related health issues<sup>10</sup>. During the DLCC's construction, materials with low VOC concentrations were installed to prevent the accumulation of harmful chemicals. In accordance with LEED and as a continuation of the commitment to health, the DLCC's Sustainable Purchasing Policy requires all products, such as paint, used during facility maintenance adhere to the VOC limits set forth by the South Coast Air Quality Management District (SCAQMD).<sup>11</sup>

additional measures include the implementation of social distancing and shared space strategies throughout the customer journey, Covid-19 policies and protocols for staff, and a public awareness campaign throughout the building.

## ADDITIONAL COVID MEASURES

Additional measures are in place to provide a safe and productive environment during the Covid-19 pandemic. The DLCC staff are staying updated with the latest developments and guidance from the Center for Disease Control and Prevention (CDC) and the PA Department of Health. The staff is also supported by ASM Global corporate resources and the VenueShield Environmental Hygiene Program to ensure that operational best practices are implemented throughout the facility. The

<sup>10</sup> "Volatile Organic Compounds." An Introduction to Indoor Environmental Air Quality (IAQ). US EPA, 03 May 2012.

<sup>11</sup> <http://www.aqmd.gov/home/rules-compliance/rules/scaqmd-rule-book>

# SUSTAINABLE PURCHASING

The DLCC's Sustainable Purchasing Policy quantifies purchasing practices and sets minimum standards for all purchases whenever possible. The standards are based on sustainability criteria for each purchasing category aligning to LEED standards.<sup>12</sup> The policy covers all purchases necessary for the DLCC including office supplies, furniture,

electronics, lighting, and cleaning products. Criteria for each category, along with 2020 performance, are listed in Figure 4.

Whenever practical, the DLCC purchases goods that are manufactured within a 100-mile radius of the DLCC in order to support the local economy and reduce transportation emissions. During the event planning process, clients are also encouraged to use local suppliers to reduce the environmental impact from their operations.

Category	Criteria	Goal*	2020**
Ongoing***	<ul style="list-style-type: none"> <li>• 10%+ post-consumer and/or 20%+ post-industrial content</li> <li>• 50%+ rapidly renewable</li> <li>• 50%+ materials harvested, extracted, and processed within 500 miles</li> <li>• 50%+ FSC-certified products</li> <li>• Uses rechargeable batteries</li> </ul>	50%	66%
Furniture	<ul style="list-style-type: none"> <li>• 10%+ post-consumer and/or 20%+ post-industrial content</li> <li>• 70%+ salvaged</li> <li>• 50%+ rapidly renewable</li> <li>• 50%+ materials harvested, extracted, and processed within 500 miles</li> <li>• 50%+ FSC-certified products</li> </ul>	40%	0%
Electronics	<ul style="list-style-type: none"> <li>• Energy Star-labeled products</li> <li>• Electronic Product Environmental Assessment Tools (EPEAT) bronze-rated or better</li> <li>• Equipment and vehicles which replace conventional gas-powered equipment</li> </ul>	40%	100%
Cleaning Products	<ul style="list-style-type: none"> <li>• Green Seal or Environmental Choice standard</li> <li>• EPA's Comprehensive Procurement Guidelines</li> <li>• USDA Certified Bio-based</li> <li>• Does not exceed the VOC limits specified by the California Code of Regulations</li> </ul>	60%	44%
Cleaning Equipment	<ul style="list-style-type: none"> <li>• CRI Green Label or Seal of Approval</li> <li>• Operating sound levels less than 90 dBA (70 dBA for vacuum cleaners)</li> <li>• Equipped with filters for capturing fine particulates</li> <li>• Uses gel batteries</li> </ul>	100%	0%
Facility	<ul style="list-style-type: none"> <li>• Paints and sealants meet the applicable Green Seal standard or VOC limits set by the South Coast Air Quality Management District</li> <li>• 10%+ post-consumer and/or 20%+ post-industrial content</li> <li>• 70%+ salvaged</li> <li>• 50%+ rapidly renewable</li> <li>• 50%+ materials harvested, extracted, and processed within 500 miles</li> <li>• 50%+ FSC-certified products</li> </ul>	50%	77%

\* Each goal is based on the percentage of annual purchases within the category that meet at least one of the sustainability criteria

\*\* A few categories did not achieve criteria goals due to the Covid-19 building shutdown.

\*\*\* Ongoing consumables are goods regularly used and replaced through the course of business. These include paper, toner cartridges, binders, batteries, and desk accessories. Food and beverage are excluded from this category.

Figure 4. Sustainable Purchasing

<sup>12</sup> Per the DLCC's LEED for Existing Buildings: Operations and Maintenance (O+M) certification, up to 10% of the building's square footage can be exempt from the Sustainable Purchasing

credit as the facility includes outside vendors whose purchases are not controlled through SMG.



4<sup>th</sup> Floor Rooftop Garden Vegetables

## FOOD AND BEVERAGE

Levy uses sustainable food and beverage products and employs sustainable practices for DLCC events whenever possible. Sustainable food and beverages are those that are organic, produced within a 100-mile radius of the site, and/or meet equitable harvesting standards.<sup>13</sup> The large volume of food purchases required, the variability of the types of food being served, as well as Pittsburgh's geographic location and seasonality poses a challenge to sourcing local food.

In 2020, 29% of all food and 53% of all beverage purchases were local. Levy maintains rooftop planters to grow herbs and vegetables which are served during catered events. (The rooftop planters were not used in 2020 due to the pandemic and the 4<sup>th</sup> Floor Terrace renovation.)

Additionally, 88% of Levy's cleaning products were ecologically friendly and 99% of the disposable serve-ware used is compostable, exclusive of bottled water and juices.

<sup>13</sup> Standards include: Food Alliance Certified, Protected Harvest Certified, Fair Trade, or the Marine Stewardship Council's Blue Eco-Label.

**The DLCC food service provided by Levy is designated as a Platinum Plate Sustainable Pittsburgh Restaurant** for the commitment to sustainability. As a program developed by Sustainable Pittsburgh, a Sustainable Pittsburgh Restaurant demonstrates a commitment to managing the social and environmental impacts of its operations as central to its strategy for business success.



## WASTE AND RECYCLING

Reducing, re-using, and recycling is a cornerstone of the DLCC's sustainability efforts.

Diversion rate is the percentage of total waste leaving the building that goes to a non-landfill facility, such as recycling, donation, or composting. Ongoing improvements to the recycling plan and the capabilities of local recycling entities have increased diversion rates, however the Covid-19 pandemic affected 2020 performance. Since the program's inception, the DLCC has diverted

256 tons of recyclable, compostable, and donation worthy waste from landfills.

Waste is collected at stations throughout the DLCC and brought to a single point to be sorted into compost, recycling, and landfill. This ensures that waste diversion tracking is accurate, and that no waste leaves the building in uncontrolled methods. All recycling and composting facilities utilized by the DLCC are located within a 12-mile radius of the building.

DLCC management communicates with the recycling entities and conducts on-site visits to confirm that waste management practices meet the DLCC's sustainability standards.

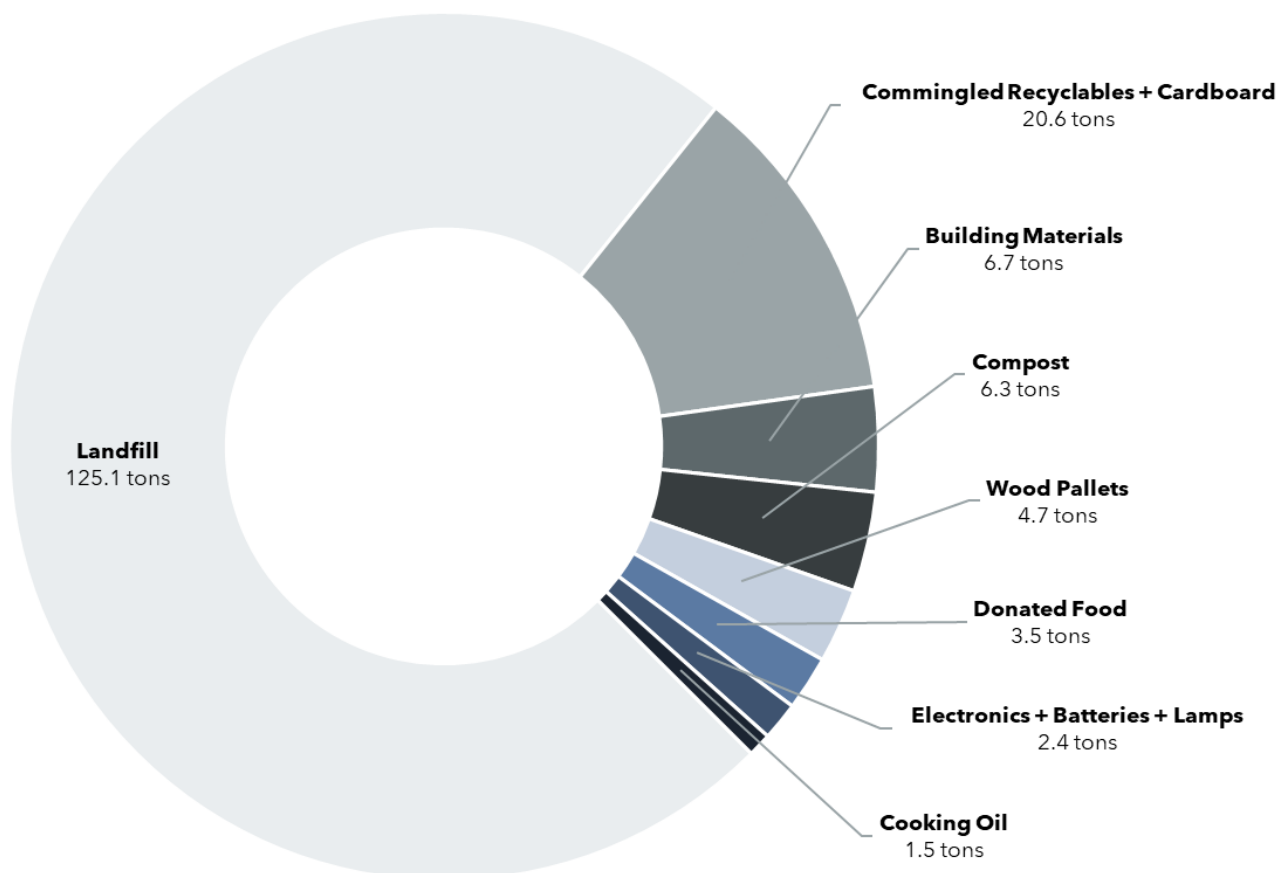


Figure 5. 2020 Waste Performance

## 2020 WASTE DIVERSION PERFORMANCE

Waste is diverted from the landfill to recycling, composting, and donation facilities. The rates of diversion are tracked throughout the year and reported based on several major categories. The DLCC has set a goal of 50% for the overall annual diversion rate, which (except for 2020) it has met or exceeded over the past ten years.

**In 2020, 125.1 tons of waste were sent to landfill and 45.7 tons of waste were diverted away from landfill, resulting in a diversion rate of 26.5%.**

## WASTE REDUCTION AND PREVENTION

Source reduction, or waste prevention, focuses on reducing packaging and overall potential for waste, as well as using more durable goods. The DLCC's food and beverage operations make a practice of buying in bulk and requiring reduced packaging options for products. Practices such as serving water in pitchers instead of individual bottles further reduces the waste generated by events and building operations. In response to the pandemic, however, covering and pre-packaging food and beverage offerings, and eliminating self-serve items became the overriding focus.

In order to meet recycling and composting goals, careful planning on both sides of the client-facility relationship is required. Diversion rates are dependent on the volume and type of waste generated at each event or by DLCC building improvement. During pre-event meetings, event planners are encouraged to include reusable and/or recyclable materials in their own purchasing and operating decisions.

Public shows and trade shows with unusual waste streams pose the greatest challenge to the waste diversion program. Proper planning

for diversion methods and for adequate labor is required. Strategies for diverting unusual materials are considered prior to the event.

## DLCC RECYCLING, COMPOSTING, AND DONATION ENTITIES

**AgRecycle:** Compostable items such as food scraps, serve-ware, paper, and landscaping waste

**Construction Junction and Habitat for Humanity:** Usable construction waste, furniture, reusable lighting, carpet scraps, surplus building supplies, furniture

**BatteriesPlus:** Small electronics and batteries from East Lobby collection point

**Evolution E-Cycling:** Computers and monitors

**Greater Pittsburgh Community Food Bank, 412 Food Rescue, and Jubilee Soup Kitchen:** Surplus prepared food

**Largent:** Pallets

**New Market Waste Solutions:** Cooking oil

**Roadrunner Waste Management:** Baled plastic films, non-contaminated linear low-density polyethylene (LLDPE) and low/high density polyethylene (LDPE, HDPE), baled clean cardboard

**Scott Electric:** light bulbs

## APPENDICES

- A. Reporting Scope
- B. Glossary
- C. Sub-meters
- D. 2020 Pittsburgh 2030 District Report  
Excerpt

# APPENDIX A: REPORTING SCOPE

## ORGANIZATIONAL BOUNDARIES

Reporting boundaries typically follow the site boundary of the building. The DLCC encourages each event to adopt relevant sustainable practices, however, the DLCC cannot reasonably account for the impact of event purchasing, attendee transportation choices, and other externalities. Practices which do not directly affect the building's environmental performance have not been measured and included in this report.

## BASELINES, METRICS, AND GOALS

To measure performance in a broadly accepted and translatable manner, the DLCC adopted the metrics and methodologies of LEED for Existing Buildings: O+M; the goals of the Pittsburgh 2030 District; and some performance indicators from the Event Organizers Sector Supplement of the Global Reporting Index (GRI) G4 Sustainability Reporting Guidelines.<sup>1</sup> It is important to note that the activity level and building demands at the DLCC are affected by externalities such as weather, event schedules, and event needs, type, and size.

2004 was the first full year of operations and data measurement and was generally adopted as the DLCC's baseline year. Baseline years are adjusted to reflect changes that significantly shift performance as follows:

- Water - The DLCC uses 2010 as a baseline year for internal tracking due

to the change in water types used in building operations (filters were installed to allow aquifer water to replace potable water in the 10<sup>th</sup> Street Water Feature, reducing municipal water needs). The 2030 District uses 2006 as a baseline year due to the wastewater treatment plant coming online (it reflects a significant change in overall water consumption consistent with their program parameters).

- Waste - The DLCC uses 2008 as the baseline year, due to a composting program that was added in that year (significantly increasing the diversion rate).

## GREENHOUSE GAS INVENTORY METHODOLOGY

The DLCC quantifies annual greenhouse gas (GHG) emissions according to the methodology of the GHG Protocol Initiative<sup>2</sup> and the ENERGY STAR Portfolio Manager program. This methodology separates emissions into three different scopes according to the relationship between the emission's origination and the level of control over those emissions.

## SCOPE I

Scope I emissions, known as direct emissions, result from on-site emissions-releasing activities. The largest Scope I source at the DLCC is the combustion of natural gas used by the kitchen equipment, which only comprises 1% of the building's total emissions. All other Scope I emissions are considered de minimus, and are not directly tracked at this time.<sup>3</sup>

<sup>1</sup> The GRI is a nonprofit organization that develops and provides broad and consensus-based sustainability reporting guidelines. For more information, please visit [globalreporting.org](http://globalreporting.org).

<sup>2</sup> The GHG Protocol Initiative is the most widely used and accepted emissions accounting methodology and is administered by the World Resources Institute and the World Business Council for

Sustainable Development. More information may be found at [ghgprotocol.org](http://ghgprotocol.org).

<sup>3</sup> Defined by California Climate Registry as emissions comprising less than 5% of total footprint, de minimus emissions aren't tracked in an inventory unless deemed otherwise significant.

## SCOPE II

Scope II is the carbon footprint of the facility that consists of emissions from the purchase of electricity and steam. Emissions resulting from electricity consumption are calculated based upon the most recent grid-specific factors reported to the US EPA. Emissions from district steam consumption are based on a national average reported by the Portfolio Manager program.

## SCOPE III

Scope III emissions are from sources outside the direct control of the reporting organization but may still be influenced by the organization's decisions or activities. Under the GHG Protocol, these emissions are optional to track because they do not fall within the organization's direct responsibility.

At the DLCC, Scope III emissions include those associated with purchased materials, waste management, and transportation of visitors. It is currently beyond the organization's capabilities to accurately track these emissions.

The carbon footprint given in the emissions section of this report represents only the facility footprint (i.e. the emissions associated with the use of the physical building and its systems).

## APPENDIX B: GLOSSARY

**Act 129 rebate program:** PA Act 129 requires electric distribution companies in PA to develop plans to reduce energy consumption. Electricity distributors often offer monetary incentives such as rebates to clients that make qualified energy savings upgrades.

**aerating faucets:** Controls faucet flow and regulates its pressure by adding air to the water flow.

**air-handling units (AHUs):** Device used to regulate and circulate air as part of a heating, ventilating, and air-conditioning.

**aquifer:** Geological formation containing or conducting ground water.

**ASHRAE:** The American Society of Heating, Refrigerating and Air-Conditioning Engineers.

**building automation system (BAS):** A comprehensive tracking and controlling system that monitors conditions inside the DLCC, like building pressure and air flow, and sets activation parameters for building elements. It is designed to keep guests comfortable and reduce the unnecessary use of energy.

**built environment:** The man-made spaces in which we all live, including buildings, developed open spaces, and transportation infrastructure.

**carbon offset:** A reduction in emissions of carbon dioxide in order to offset an emission made elsewhere. The reduction can be sold through certified agencies in order to allow others to compensate for their emissions.

**centrifugal chiller:** Removes heat from chilled water lowering its temperature in the process.

**compostable:** Organic substances that may be used to fertilize soil, like leaves, unused food, or paper and cardboard products.

**Cooling Degree Days (CDD):** Days with an average temperature exceeding 65 degrees Fahrenheit, such days increase the strain on and use of building cooling systems. Taken in a year, the number of CDDs help put cooling-related energy usage into perspective.

**cooling tower:** Device that rejects waste heat to the atmosphere as a result of cooling a water stream to a lower temperature.

**daylighting:** The utilization of windows and other portals for natural light. This reduces electricity usage and improves the atmosphere of a building.

**demand response:** A program through which businesses receive payments for voluntarily reducing their electricity usage when heavy demand threatens the reliability of the region's electricity grid.

**direct spending:** Spending by attendees, exhibitors and organizers based on hotel-room consumption and other spending.

**diversion rate:** The rate at which materials are diverted from landfill by "reducing, re-using, and recycling".

**Energy Star Portfolio Manager:** A web-based energy management tool developed by the U.S. EPA and the U.S. Department of Energy as a component of the ENERGY STAR energy performance rating system.

**Green Building Alliance (GBA):** A regional non-profit that has been promoting sustainable practices in Western Pennsylvania since 1993.

**Green-e certified:** A clean energy certification that ensures that green energy purchases are regulated and confirm to standards.

**greenhouse gas (GHG):** Any gas that absorbs infrared radiation from the sun and re-radiates it, like carbon dioxide or chlorofluorocarbons. These substances are associated with climate change and the greenhouse effect.

**“green seeking” events:** Events that identified sustainability as a major objective in initial contacts.

**heat island effect:** The increased temperatures experienced in urban areas when sunlight is absorbed by roofing and paving materials and the light is re-radiated as heat energy, causing built up and paved areas to be significantly warmer than rural areas.

**Heating Degree Days (HDD):** Days with an average temperature below 65 degrees Fahrenheit. Such days increase the strain on and use of building heating systems. Taken in a year, the number of HDDs help put heating-related energy usage into perspective.

**indoor air quality (IAQ):** The air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

**Integrated Pest Management, Erosion Control, and Landscape Management Plan:** A DLCC management plan mandating landscaping and planters to be hand-weeded, and landscaping waste collected is composted. Fertilizers are to be used rarely, and when used, must be organic.

**LEED (Leadership in Energy and Environmental Design) certification:** Issued by the U.S. Green Building Council which is a globally recognized symbol of sustainable achievement in the built environment.

**net emissions:** The difference of total emissions less the emissions mitigated through carbon offset stages.

**Site Energy Use Intensity (Site EUI):** The total energy consumed by a building relative to its size. An output from the EPA’s ENERGY STAR Portfolio Manager, this measure takes the building’s annual energy performance over its gross square footage.

**SCAQMD:** South Coast Air Quality Management District, the air pollution agency responsible for regulating stationary sources of air pollution in the South Coast Air Basin, in Southern California. The regulations are used throughout the country.

**stack effect:** Also called the “chimney effect,” this is the phenomenon of natural, cyclical ventilation and cooling that occurs when cool air enters a building to replace the warm air escaping upward.

**sub-meters:** Meters that measure water or energy usage in a sub-section or component of a building.

**Thousand British Thermal Units (kBtu):** A common standard unit for energy performance, used to ensure consistency and comparability across electricity, steam, and natural gas usages.

**variable frequency drives (VFDs):** Effective method of reducing the energy and operational costs of motors in air-handling units and allows HVAC systems to better adjust to changes in demand.

**volatile organic compounds (VOCs):** Components of many household and office products, like paint, adhesives, or furniture, that concentrate much more heavily inside of buildings and may have adverse health effects that range from simple eye/nose/throat discomfort to the long-term threat of cancer, depending on the chemical in question.

**Water Use Intensity (WUI):** Rate at which water is used in a given area.

**wastewater:** Any water that has been affected by human use.

## APPENDIX C: SUB-METERS

The DLCC has implemented the use of sub-meters for electricity, cooling and water use in the building. These sub-meters help provide the DLCC with a record of energy, water, and cost savings resulting from building investments.

### Energy Sub-meters

- Chiller Plant (800amp/400amp)
- 10<sup>th</sup> Street Water Feature motors
- AT&T cellular tower equipment
- Electric vehicle charging stations
- Retail spaces
- Wastewater treatment plant
- SEA Office
- Parking garage lighting
- 10th Street and Ft. Duquesne Blvd Roadway Lighting

### Water Sub-meters

- Wastewater treatment plant
- Cooling tower make-up (aquifer water)
- 10<sup>th</sup> Street Water Feature (aquifer/municipal water)
- 11<sup>th</sup> Street irrigation (aquifer water)
- 3<sup>rd</sup> Floor South Green Roof irrigation (aquifer water)
- SEA Office
- Retail spaces

## APPENDIX D: 2020 PITTSBURGH 2030 DISTRICT REPORT EXCERPT

The Pittsburgh 2030 District is a collaboration of building owners in the city's central core committed to 50% reductions in energy use, water use, and transportation emissions by 2030, while improving indoor air quality. The 2030 District is facilitated by Green Building Alliance (GBA). The SEA, as building owner of the DLCC, is a founding partner of the 2030 District.

The 2030 District Property Partners share their utility data with GBA using ENERGY STAR Portfolio Manager. GBA compiles the data into a comprehensive report for the entire 2030 District and also provides individual reports to 2030 District Property Partners.

The following tables were provided by GBA in the DLCC's 2020 Pittsburgh 2030 District Report.

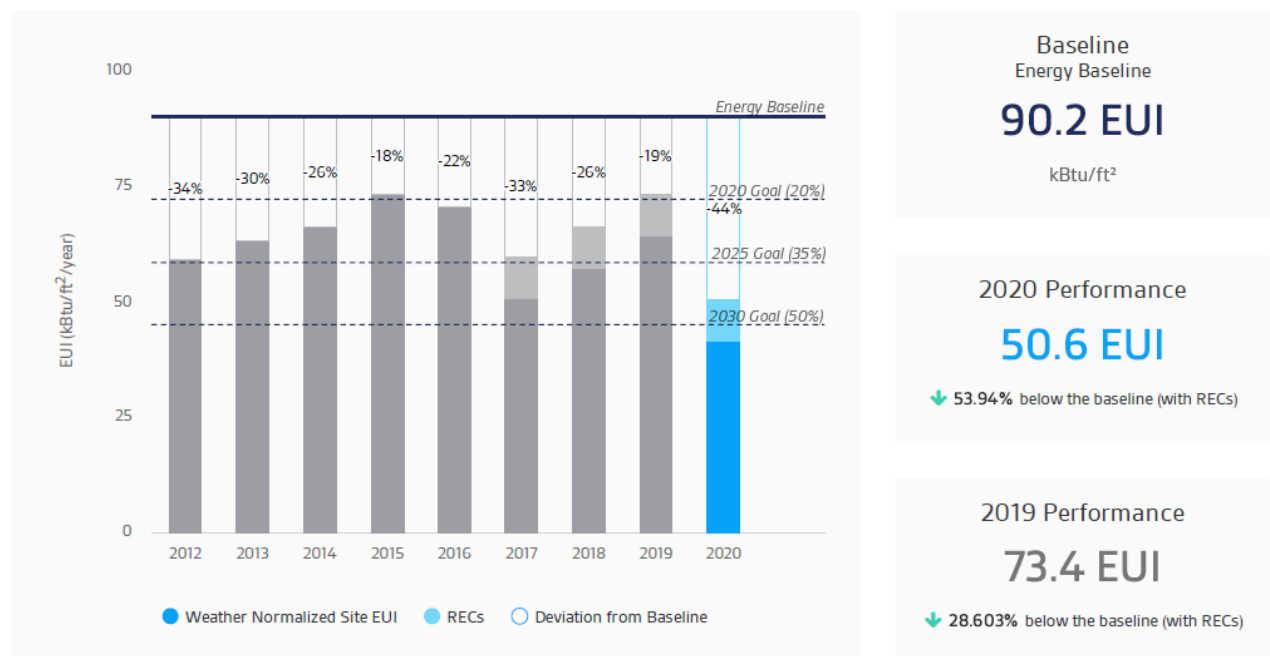


David L. Lawrence Convention Center



### Energy Report

The graph below summarizes annual energy performance over time relative to building intensity baselines and targets.



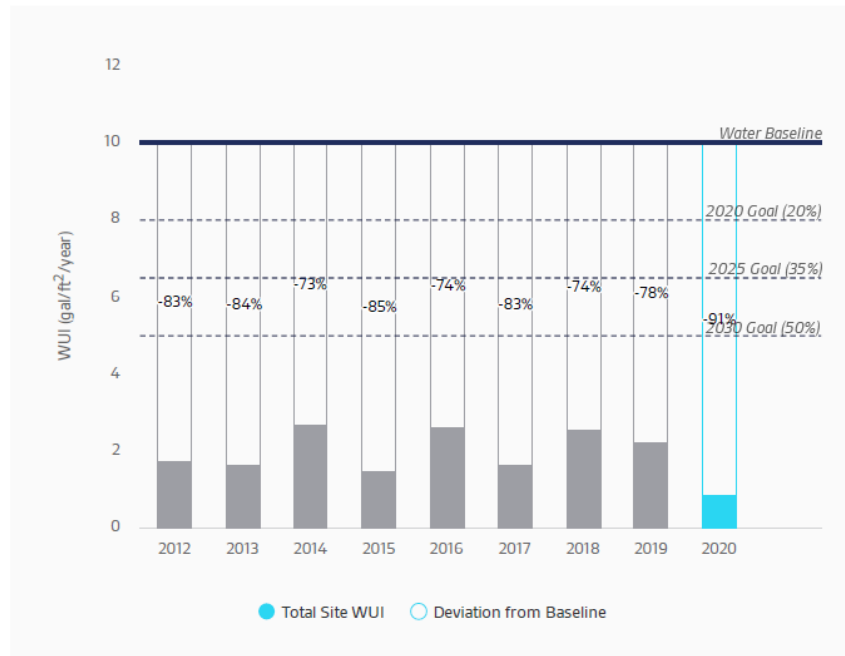


## David L. Lawrence Convention Center

### WATER

#### Total Indoor Potable Water

The graph below summarizes annual water performance over time relative to building intensity baselines and targets.



Baseline  
Water Baseline  
**10 WUI**  
gal/ft²

2020 Performance  
**0.87 WUI**  
↓ 91.3% below the baseline

2019 Performance  
**2.24 WUI**  
↓ 77.6% below the baseline