



MRA

miovic reinhardt associates
2024 Sustainability Report

OVERVIEW

At MRA, the craft of building and sustainability go hand-in-hand. We strive to construct projects that can weather change—a durable work of art that is environmentally sound. We pride ourselves on blending innovation with tried and tested delivery, resulting in dynamic builds that reflect our clients’ vision and our shared commitment to future generations.

We acknowledge that construction has a significant carbon footprint. MRA is actively moving towards becoming a premier sustainable builder, organizing our initiatives around three functional areas: net zero company operations, greening our projects, and knowledge expertise to minimize our environmental impact.

In 2024, MRA achieved some significant milestones, including B Corp certification, installing six EV chargers at our office, and recycling 80% of our construction waste stream.

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I. Operations

A. Carbon Footprint

1. MRA is an operationally carbon neutral company, achieved through carbon reduction efforts and purchasing offsets for our remaining carbon footprint.
2. In 2024, MRA's carbon footprint was 134 Metric Tons of CO₂.
 - According to the [CoolClimate Business Calculator](#), similar sized businesses have a carbon footprint of 259 Metric Tons.
3. We calculate our operational carbon footprint on an annual basis, in the month of March the following year. Our operational carbon footprint captures our office's Scope I, II, and III emissions, but does not capture emissions caused by our construction projects.

We created our own tool to measure our carbon footprint, using the CoolClimateCalculator and supplemental research.

Using this tool, we measure the emissions from:

- Employees' commute (Scope I)
- Employees' home office use (Scope II)
- Waste/Garbage (Scope I)
- Energy use (Scope I)
- Procurement (Scope III)

Scope I & II emissions are the direct and indirect emissions caused by business operations, such as commute, waste stream, and energy usage.

Procurement is by far the most difficult scope to measure. Scope III emissions are "the result of activities from assets not owned or controlled by the reporting organization, but that the organization indirectly affects in its value chain" (EPA Definition). For example, if you order a package from Amazon, Scope III emissions would account for the manufacturing, shipping costs, and disposal of the item.

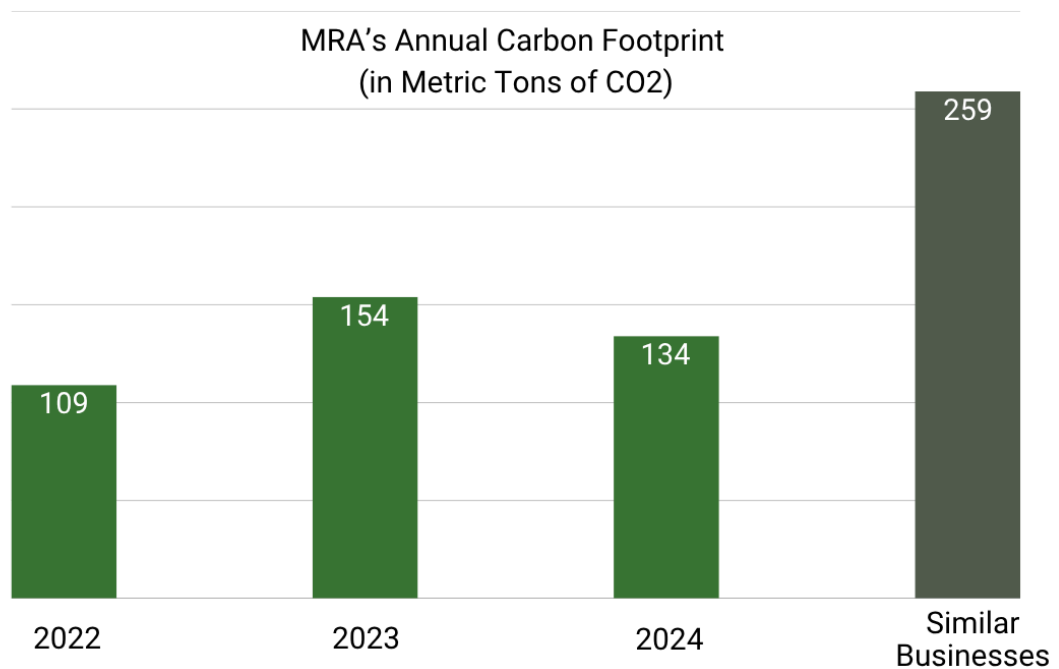
Here is a breakdown of our emissions by scope*:

- Scope I: 24 mT
- Scope II: 0 mT
- Scope III: 100 mT

*A 10% buffer is added to the total footprint

4. In previous years, our carbon footprint was 106 mT (2022) and 154 mT (2023).
- Our company is growing, and will likely face increases in carbon consumption due to higher procurement rates and employee commutes.

Our process for calculating our carbon footprint also becomes more refined each year, as we navigate new and better ways to capture our data



5. MRA offsets 100% of our operational carbon footprint.

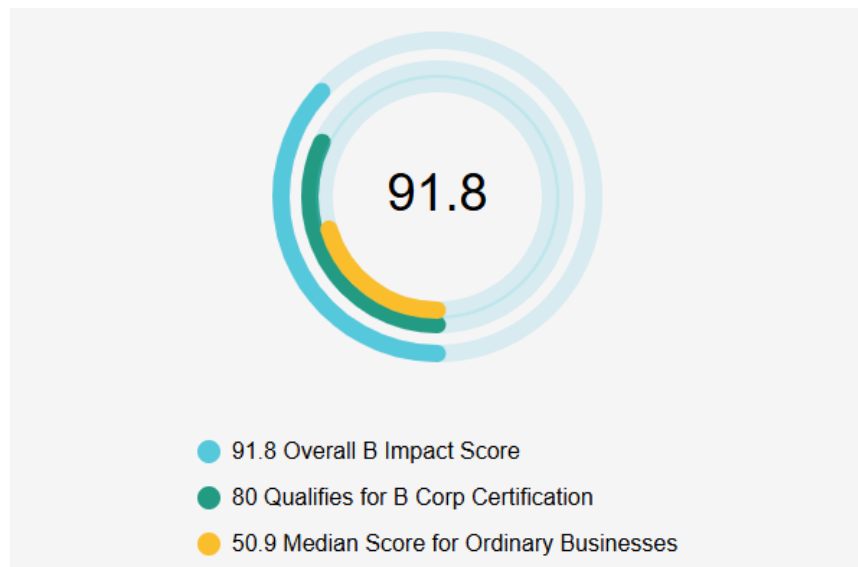
For the past 3 years, we have purchased Green-e® Climate Certified Offsets from [TerraPass](#). These offsets go toward “a diverse mix of projects and locations with project types including Reforestation, REDD+, Landfill Gas Capture, Orphan Oil Well Closure, Industrial Emission Reduction, and Residential Solar Installation.”

B. B Corporation Certification

1. MRA was certified as a [B Corporation](#) on December 19th, 2024.

A Certified B Corporation is a for-profit company that has been certified by B Lab as meeting high standards of social and environmental performance, accountability, and transparency. It signifies a commitment to using business as a force for good, balancing profit with purpose and considering the impact on all stakeholders, not just shareholders.

This effort started with the B Corp Impact Assessment. To be certified, you must reach a score of 80. MRA scored a 91.8.



- Companies are scored on 5 different categories: Governance, Workers, Community, Environment, and Customers.
- Each category consists of 25-50 multiple choice questions about our company. MRA has used these questions as a guideline to improve company operations over the last 2 years.

Once the B Impact Assessment was submitted, we worked with a B Lab representative to verify each question and score.

Additionally, MRA had to register our business as a Social Purpose Corporation (SPC) with the state.

C. EV Chargers & Vehicles

1. 2024 marked the year that our EV chargers were installed at our office building.

Working with Seattle City Light on their Make-Ready Program, we were able to install six EV chargers. The program reimbursed the engineering, design, & installation of the chargers, and provided a rebate on the chargers themselves.

- The Make-Ready program is intended to upgrade current Seattle buildings & businesses to be ready for the switch to electric vehicles in the future.

The whole endeavor cost a total of \$70,455.41, with \$69,504.18 reimbursed, meaning MRA only paid \$951 for six chargers.

2. In addition to the chargers, MRA designed custom metal boxes to protect the chargers when not in use.
3. All six Tesla Gen 3 Universal Chargers chargers can be monitored for energy use, either via the Tesla app or a third party webpage.

D. Fleet Electrification

1. MRA procured 2 new electric vehicles in 2024: a Ford E-Transit work van and an EV Volvo for one of the partners.

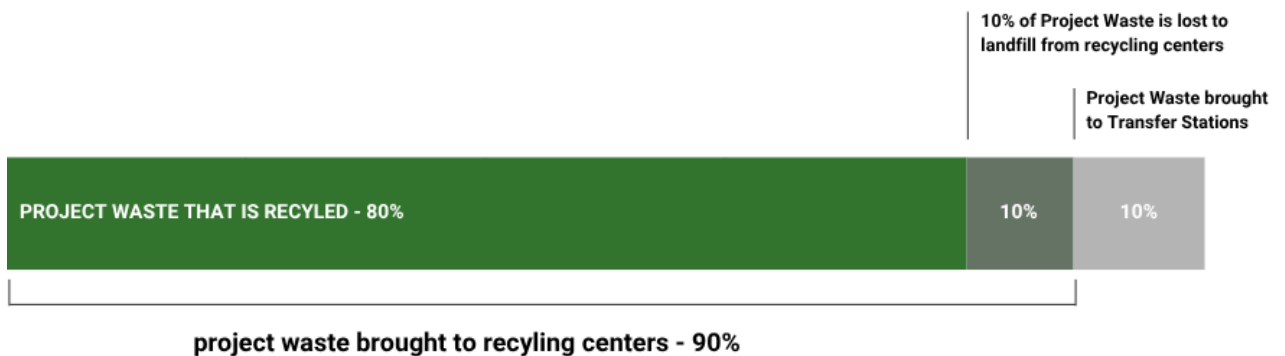
Our goal is to completely electrify our fleet by 2030.

II. Projects

A. Waste Stream

1. In 2024, 89% of MRA's project waste was sent to recycling facilities.

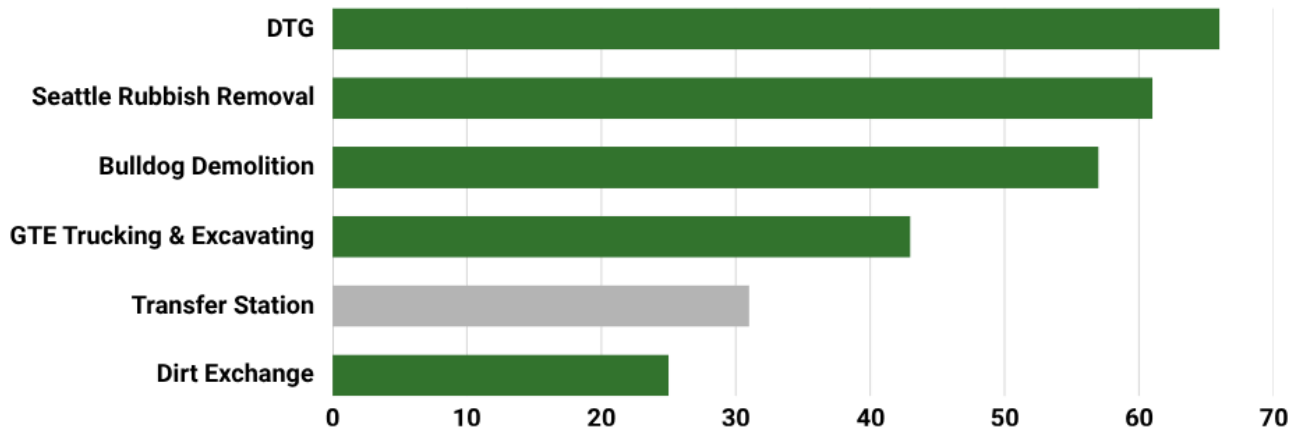
- This is equal to 252 tons.
- The remaining 11% was brought to transfer stations - which goes directly to the landfill.



Over the course of a project, there are two main phases of waste disposal.

- During demolition, a subcontractor will haul all of the demolition waste to DTG or another recycling facility.
 - Throughout the rest of the project, MRA will often self-haul smaller loads of project waste to be disposed of. We highly encourage our employees to bring these loads to DTG or another recycling facility.
 - DTG separates & recycles materials that are brought in. They recycle 90% of all construction debris.
 - Transfer stations do NOT sort debris, and all material goes straight to the landfill.
2. This data was collected by sorting through each projects' invoicing & receipts. Each receipt billed to the project, relating to project waste, records the amount of debris that was disposed of. This value is measured in tons or cubic yards.

Amount of Project Waste Disposed of by Location/Hauler (Tons)



B. Blower Door testing

In 2024, MRA began our journey towards building airtight structures that meet Passive House standard (or near). We procured our own Blower Door testing kit so that we can test the air tightness of our structures on a regular basis. In 2024, we set the following goals:

- All new construction will reach passive-level air tightness of 0.6 ACH 50.
- All remodeled projects (where we significantly affect the envelope structure) will reach an air tightness level of 1.5 ACH 50.

*ACH 50 is the measurement used for blower door tests. It reflects how many times the air in a room changes per hour, at a pressure of 50 pascals.

The following older projects represent our starting point of air tightness levels, before our team began Passive House training:

- Fremont Hillside (2021): 2.3 ACH
- West Seattle Waterfront (2022): 2.0 ACH
- French Creek Workshops (2023): 1.96 ACH

C. Site Sustainability Plans

1. All of MRA's projects have a site-specific sustainability plan.
2. During pre-construction, the project team gets together to review how we can address sustainability in 5 different areas:

MANAGING WASTE STREAM

All construction debris is disposed of at recycling centers during the duration of the project.

ENERGY CONSERVATION

Energy consumption is minimized on job sites as practical. This is most prevalent in enclosing heat sources during the winter months.

AIR QUALITY

Proper ventilation and careful product selection is crucial to the health of our employees and occupants.

WATER USAGE

Water that is provided onsite is only used as intended, and always disposed of properly.

SITE CONDITIONS

We avoid disrupting the surrounding site and potential habitats of each site we work on.

3. During the project, Site Superintendents fill out a weekly form to report how their site is performing in regards to their site specific sustainability plan.

D. Pre-Construction Sustainability

1. MRA's typical process includes an evaluation of opportunities for sustainable building during the pre-construction phase. We work with the clients, Architects, and project team to determine any sustainable swap-outs or upgrades to materials and systems. This part of our process gives us the opportunity to introduce sustainable building practices early in the project.

III. Knowledge

A. Passive House Certified Builders

In 2024, five MRA members became Certified Passive House Builders (CHPB) through [Phius](#):

- Dejan Miovic, Partner
- Jeremy Bonnell, Project Manager
- Al Shane, Site Superintendent
- Kevin Boyle, Site Superintendent
- Heather Boyce, Sustainability & Marketing Coordinator

This certification is a great accomplishment, and takes up to two months to complete. It entails:

- 8 hours of modules and reading to complete before live sessions
- 24 hours of live classes
- 1 month to complete a final written exam

MRA compensated the cost of the course & time for employees to attend the live sessions. Our company values continuing education, as well as preparing our employees for a future of more sustainable building practices.

IV. Future Goals

A. Operations

1. In 2025, we will lower our operational carbon footprint by 10% to reach 121 metric tons of CO₂.
 - We will offset all operational emissions and remain a carbon neutral company.

B. Projects

1. By 2028, MRA will commence construction on our first full Passive House project.
2. All projects completed in 2025 and beyond will have passive, sustainable, and high performance building practices implemented.
 - To achieve this, MRA will create a standard list of high performance building materials and practices. It is ultimately the clients' choice whether to include these standards, but MRA will be prepared to offer knowledge and benefits of each approach.
 - This list will initially include:
 - Building tight structures - Interior air barriers & air sealing
 - Decarbonization in HVAC
 - Advanced framing techniques
 - Above code minimum insulation
 - Heat recovery systems
 - Solar or solar-ready
 - Sustainable building materials
3. MRA will test the air tightness of each project that we work on, using our Blower Door Testing kit.
 - All new construction will reach passive-level air tightness of 0.6 ACH 50.
 - All remodeled projects (where we significantly affect the envelope structure) will reach an air tightness level of 1.5 ACH 50.
 - To achieve these goals, we will test projects at multiple phases, so we are able to correct any air leakage issues before the layers are covered.

C. Knowledge

1. Our goal is to have all of our Project Managers & Site Superintendents certified as Passive House Builders (CPHB) by 2030.
2. Before 2026, MRA will create a record of sustainable building practices that we have completed in past projects.
3. MRA will begin using EPDs (Environmental Product Declarations) for our most commonly used materials in 2025.

CONCLUSION

MRA will continue to make strides in reducing our impact on the environment. By organizing our initiatives into the categories of operations, projects, and knowledge, we are ensuring that sustainability is thoughtfully considered in every aspect of our company.

Becoming a certified B Corporation and having Certified Passive House Builders on our team ensure that we are equipped to implement high performance building practices into all of our upcoming projects.

