MRA

miovic reinhardt associates

2025 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 2025, MRA reduced our carbon emissions by over 50%, and remained a carbon neutral company in our operations by offsetting those emissions. MRA brought over 99% of our projects' construction waste to recycling facilities. We continue to engage all of our project teams on site specific sustainability plans for each project, and maintain sustainability in each aspect of the business.

SECTIONS

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 2025, MRA's carbon footprint was 64.5 Metric Tons of CO2. This is a 52% reduction from our carbon footprint in 2024 (134 Metric Tons). According to the CoolClimate Business Calculator, similar sized businesses in our industry have a carbon footprint of 343 Metric Tons.

3. We calculate our operational carbon footprint on an annual basis, in Q1 of 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.

   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.

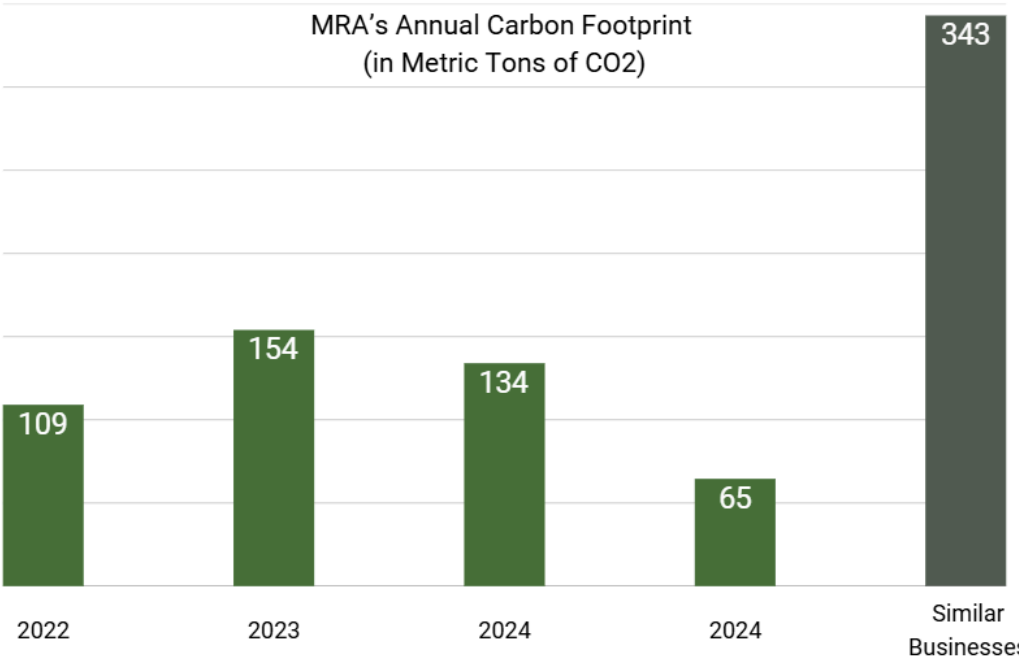
   Here is a breakdown of our emissions by scope*:

   - Scope I: 12.5 mT
   - Scope II: 0.2 mT
   - Scope III: 45.9 mT

   *A 10% buffer is added to the total footprint to ensure we are truly carbon neutral

4. In previous years, our carbon footprint was 106 mT (2022), 154 mT (2023) and 134 mT (2024).

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



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

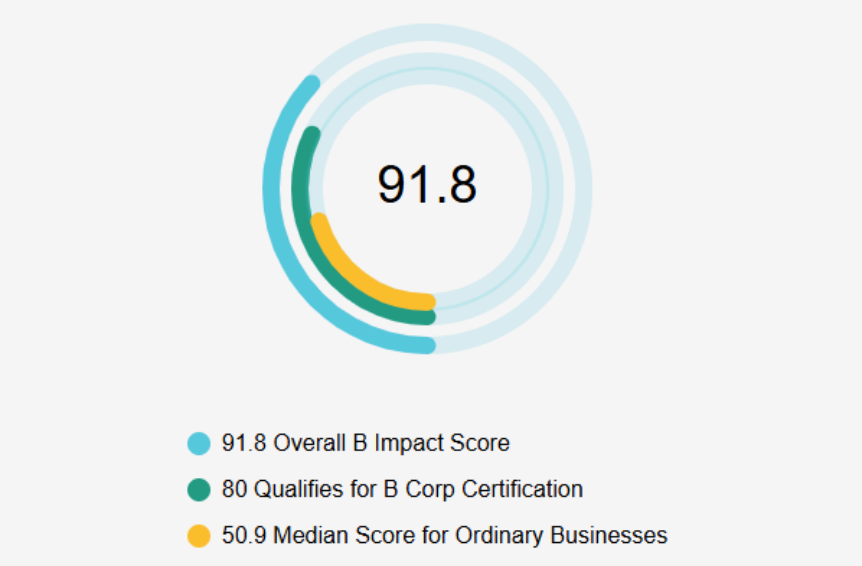
   For the past 4 years, MRA has purchased Green-e® Climate Certified Offsets from TerraPass. These offsets go toward "a diverse mix of projects and locations with project types including Reforestation, REDD+, Landfill Gas Capture, Orphan Oil Well Closure, Industrial Emission Reduction, and Residential Solar Installation."

B. B Corporation Certification

1. MRA was certified as a B Corporation on December 19th, 2024. This certification remains active with a recertification every 3 years.

   "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."

2. As of 2024, MRA scored a 91.8 on the B Corp Impact Assessment. The minimum score to be qualified for B Corp Certification is 80.



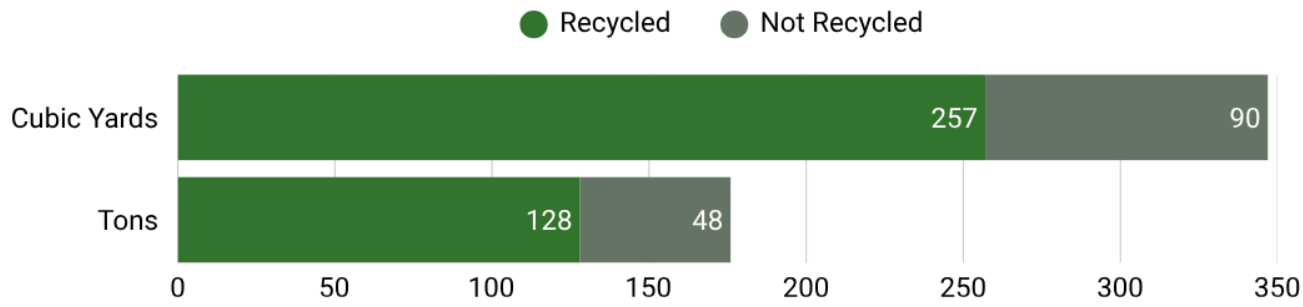
   - Companies are scored in 5 different categories: Governance, Workers, Community, Environment, and Customers.
   - Each category consists of 25-50 multiple choice questions about our company. MRA has used these questions as a guideline to improve company operations over the last 3 years.

3. Additionally, MRA is registered as a Social Purpose Corporation (SPC) with the state. An SPC is defined as: "a distinct type of for-profit business that allows a company to pursue both financial profits and broader environmental and/or social good without breaching any fiduciary responsibility to its shareholders."

II. Projects

A. Waste Stream

1. In 2025, 99% of MRA's project waste was sent to recycling facilities.
    - The remaining 1% was brought to transfer stations - which goes directly to the landfill.
    - Of the waste that was brought to recycling facilities, 75% was diverted from the landfill (recycled).
2. MRA recorded a total of 176 tons and 347 cubic yards of construction debris. We worked with each recycling facility to determine the diversion rate of each of our dropoffs.



The City of Seattle publishes an average diversion rate for each qualified recycling facility on a quarterly basis.

MRA encourages all employees, subcontractors, and haulers to bring all construction debris to these qualified facilities. Frequently used are DTG Recycling and MCS Recycling.

B. Blower Door Testing

1. 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 in order to test the air tightness of our structures on a regular basis.

    As of 2025, MRA set the following goals:

- All new construction will either reach passive-level air tightness of 0.6 ACH 50 (requires client commitment) or our company minimum standard of 1.5 ACH 50.
- All addition/remodel projects (where we significantly affect the envelope structure) will reach a minimum air tightness level of 1.5 ACH 50.

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

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 encourages sustainability to be a part of the project scope as early as possible. To do this, we developed a process to engage clients, architects, and designers in early conversations to determine level of interest & opportunities for high performance building in each project.

2. Once we've targeted the level of interest and narrowed in on particular scopes of interest (Air quality & health, energy savings, lasting structures, etc.), we determine potential upgrades or swap-outs for materials and systems specific to the project.

III. Knowledge & Community

A. Passive House Certified Builders

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

   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

B. Sponsorship of the Northwest Ecobuilding Guild's Green Building Slam

1. In October of each year, the Northwest Ecobuilding Guild organizes an event called the Green Building Slam. This event is structured like a TED Talk or Lighting talk, where 10 presenters have 10 minutes to present 10 slides.

2. The topics of these presentations range from case studies of sustainably built & communities, to new products in the market developed to aid in high performance building.

3. MRA sponsored the 2025 Green Building Slam, and attended the presentations to further strengthen our knowledge and relationships in the local high performance building community.

C. Support of Other B Corps

1. At every opportunity, MRA strives to support other B Corps. These opportunities most often come about when purchasing coffee beans & goods for the office, and for gifting to clients & shareholders.

IV. Future Goals

A. Operations

1. In 2026, we will lower our operational carbon footprint by 10% to reach 58 metric tons of CO2.

   We will offset all operational emissions and remain a carbon neutral company.

B. Projects

1. MRA will continue to aim to bring 100% of construction waste to recycling facilities.
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 either reach passive-level air tightness of 0.6 ACH 50 (requires client commitment) or our company minimum standard of 1.5 ACH 50.
   - All addition/remodel projects (where we significantly affect the envelope structure) will reach a minimum 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. In 2026, MRA will create a record of sustainable building practices that we have completed in past projects.

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. Having Certified Passive House Builders on our team along with an in-house blower door testing kit ensures that we are equipped to implement high performance building practices into all of our upcoming projects.

Reducing our carbon footprint by 52% and bringing nearly 100% of our construction waste to recycling facilities sets a high bar for the years to come. However, MRA will continue to maintain carbon neutrality in our operations, and enforce our sustainability policies throughout every project.