arc

Arc PROJECT REPORT - Aug 30, 2023

Datran Center One

9100 South Dadeland Blvd., FL 33156

Report created on Aug 30, 2023

Data for May 12, 2022 to May 11, 2023

Contents

Arc Performance Score

The Arc Performance Score is the weighted combination of measured performance in five performance categories, including energy, water, waste, transportation, and human experience. A score of 100 indicates performance comparable to the best projects in the Arc Reference Set. Learn more about How Arc Scores.

Overall Performance Score

for 12 month performance period ending May 11, 2023

62/100

Global Average
67

62

62
Local Average

Monthly average Arc Performance Score

■ May 12, 2022 - May 11, 2023

43/100

100

50   40   40   40   40   40   41   42   42   39   39   39   53   62

0

May   Jul   Sep   Nov   Jan   Mar   May
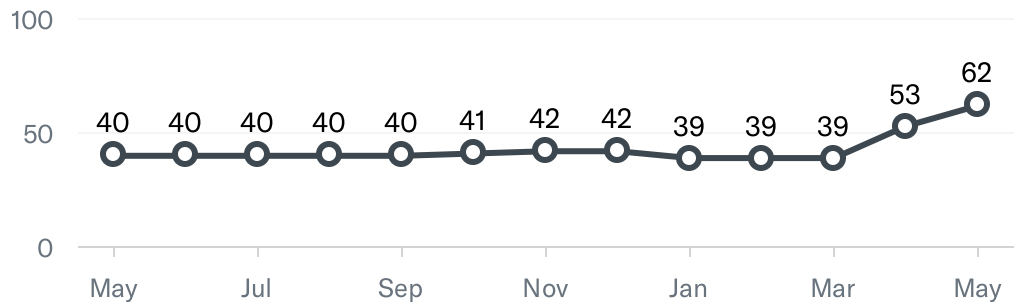
Arc Score calculated for the first day of each month

Arc Performance Score (Continued)

Average Energy Score

━━ Average score from   May 12, 2022 - May 11, 2023

⚡ **37**/100

Monthly average Energy Score

May

Energy Score calculated for the first day of each month

Average Water Score

━━ Average score from   May 12, 2022 - May 11, 2023

💧 **53**/100

Monthly average Water Score

May

Water Score calculated for the first day of each month

Average Waste Score

━━ Average score from   May 12, 2022 - May 11, 2023

♻ **44**/100

Monthly average Waste Score
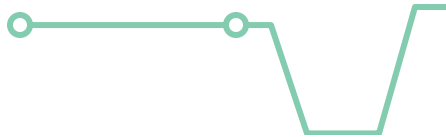
May

Waste Score calculated for the first day of each month

Average Transportation Score

━━ Average score from   May 12, 2022 - May 11, 2023

🚗 **73**/100

Monthly average Transportation Score

May

Transportation Score calculated for the first day of each month

Arc Performance Score (Continued)

Average Human Experience Score

— Average score from   May 12, 2022 - May 11, 2023

🚶 **46**/100

Monthly average Human Experience Score

May

Human Experience Score calculated for the first day of each month

Energy Performance

Arc's energy performance score is based on carbon emissions. It reflects a building's carbon efficiency as a score between 0 and 100. A building with a higher score indicates lower carbon emissions. The energy score is determined using energy consumption data for a building, which is then converted to equivalent carbon emissions (CO_2e). Arc's robust system tracks electricity, as well as various fuel sources, such as on-site renewable energy, gas and steam.

Arc ENERGY SCORE

Current Energy Score

for 12 month performance period ending May 11, 2023

⚡ **37/100**

Breakdown
Energy Intensity: **16.95**
Carbon Intensity: **57.99**

Global Average
63

37

55
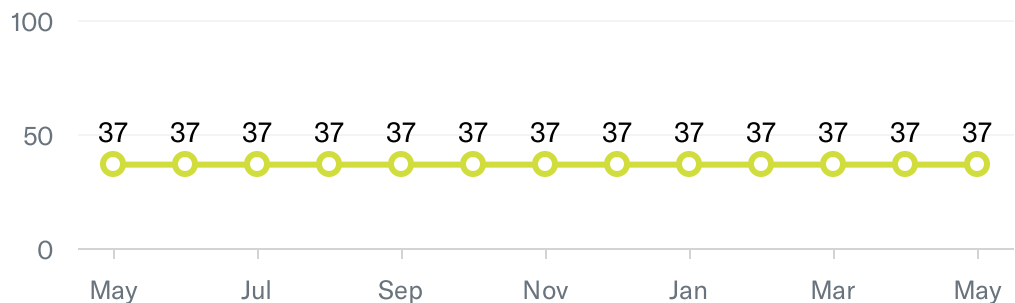Local Average
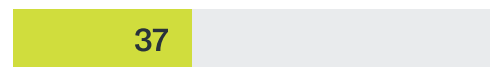
Monthly average Arc Energy Score

■ May 12, 2022 - May 11, 2023

37/100

Energy Score calculated for the first day of each month

KEY PERFORMANCE INDICATORS

Electricity
Cumulative electricity use from May 12, 2022 - May 11, 2023
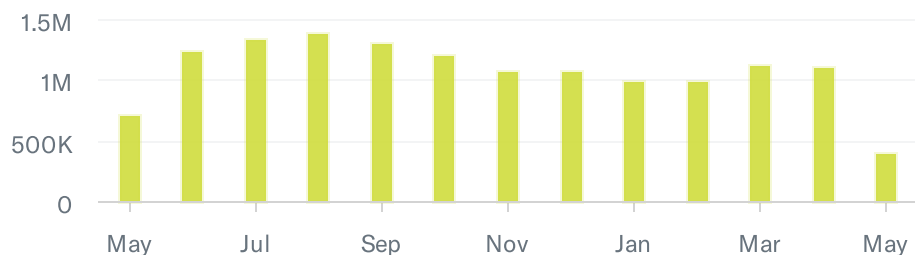
13.9M kBTU

⚡ Energy Performance (Continued)

Natural Gas

Cumulative liquid fuel use from May 12, 2022 - May 11, 2023

0 kBTU

kBTU

Total site energy

Cumulative site energy consumption from May 12, 2022 - May 11, 2023

13.9M kBTU

kBTU

Site Energy is the amount of energy consumed by a building as measured by utility meters. It is typically the basis for energy bills.

⚡ Energy Performance (Continued)

KEY PERFORMANCE INDICATORS (CONTINUED)

Total source Energy

Cumulative source energy consumption from May 12, 2022 - May 11, 2023

38.91M kBTU

kBTU

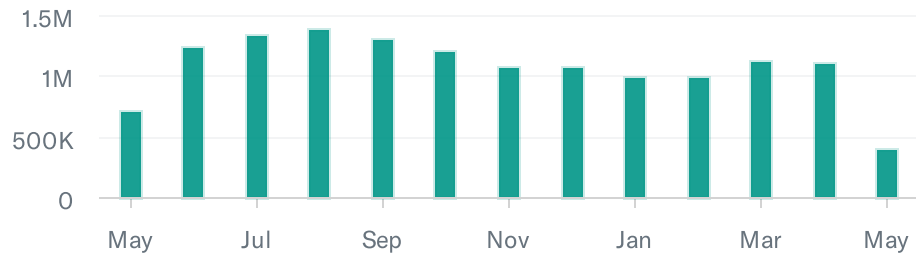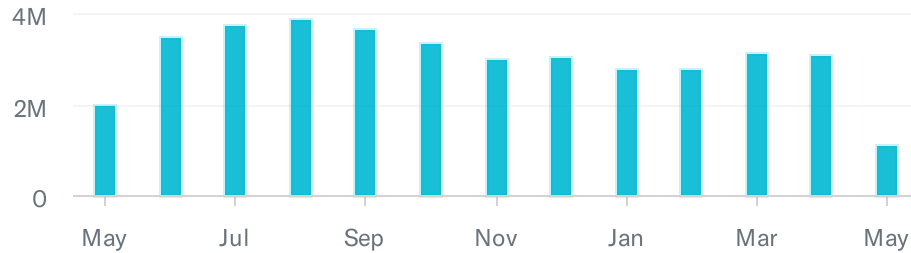**Source Energy** represents the total energy used by the building, including energy consumed in extraction, processing and transport of primary fuels such as coal, oil and natural gas; energy losses in thermal combustion in power generation plants; and energy losses in transmission and distribution.

IMPROVEMENT SCORE

Arc Improvement Score

Arc Improvement Score provides a relative measure of the amount of change in performance between a 12-month performance period and a 12-month baseline period. Change between these periods is compared to improvements for participants in the annual GRESB assessment of property companies and funds. An Improvement Score of 100 indicates performance comparable to the best entities in GRESB. An Improvement Score of 0 indicates below average change. Learn more.

Current Improvement Score

⚡ **24** / 100   Estimated

Data Quality ▮▮▮ Poor   ▮▮▮ Good   ▮▮▮ Best

	Estimated Site Energy Intensity	Estimated Source Energy Intensity	Estimated Energy Cost Intensity	Gross Area
	kbtu/floor area	kbtu/floor area	cost (USD)/square feet	square feet
	(Less is better)	(Less is better)		
Change	▼ 4.5%	▼ 4.5%	11.3%	0%
Baseline period May 12, 2021 - May 11, 2022	48.094321 ▮▮▮	134.664098 ▮▮▮	1.462498 ▮▮▮	299,268
Performance Period May 12, 2022 - May 11, 2023	45.90618 ▮▮▮	128.537304 ▮▮▮	1.627898 ▮▮▮	299,268

Water Performance

A building's water performance in Arc is based on consumption in standard water quantities (gal, kgal, ccf) and reflects a building's water efficiency as a score between 0 and 100. Lower consumption overall is reflected in a higher water score. If a building has a water score of 100, it means the building has net zero water consumption.

Arc WATER SCORE

Current Water Score

for 12 month performance period ending May 11, 2023

💧 51/100

Global Average
60

51

52
Local Average

Monthly average Arc Water Score

━ May 12, 2022 - May 11, 2023

53/100
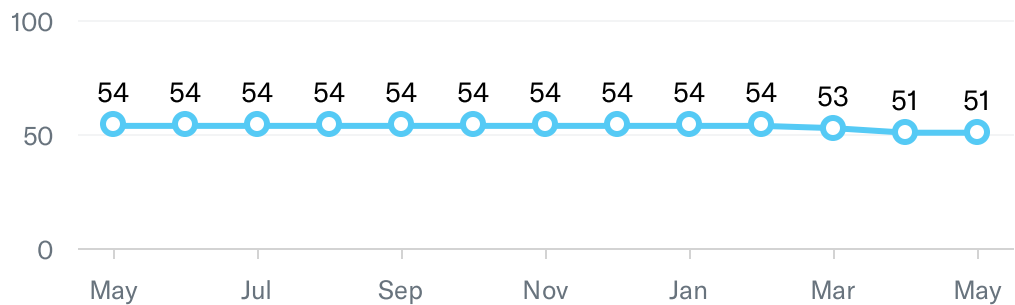
Water Score calculated for the first day of each month

KEY PERFORMANCE INDICATORS

Total water consumption

Cumulative water use from May 12, 2022 - May 11, 2023

5.47M gal

gal
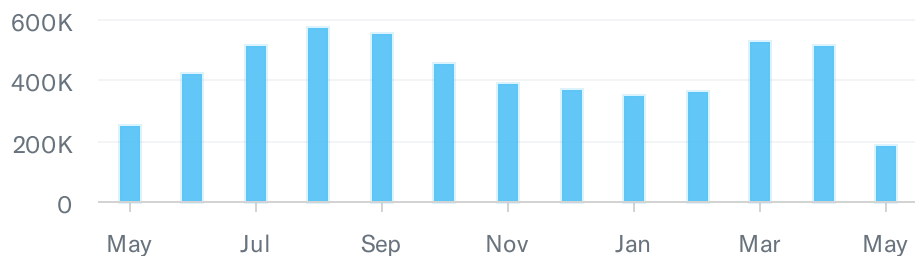
Water Performance (Continued)

IMPROVEMENT SCORE

Current Improvement Score

0 / 100   Estimated

	Data Quality	▮▯▯ Poor	▮▮▯ Good	▮▮▮ Best

	Estimated Water cost (gal)/square feet (Less is better)	**Gross Area** square feet
Change	▲ 37.2%	0%
Baseline period May 12, 2021 - May 11, 2022	13.426182 ▮▮▮	299,268
Performance Period May 12, 2022 - May 11, 2023	18.421559 ▮▮▮	299,268

Waste Performance

The waste score accounts for typical materials used in a building's operation. Users must account for safe disposal and diversion from landfills of ongoing consumable and durable goods, including the five most purchased product categories based on total annual purchases. The lower the quantity of materials generated and the higher the quantity of materials diverted, the better the score.

Arc WASTE SCORE

Current Waste Score

for 12 month performance period ending May 11, 2023

♻ 50/100

Global Average
68

50

54
Local Average
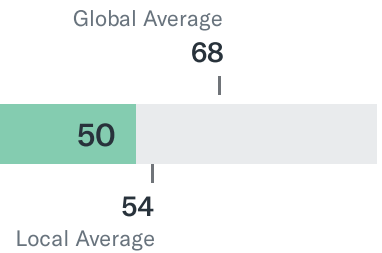
Monthly average Arc Waste Score

▬ May 12, 2022 - May 11, 2023

44/100
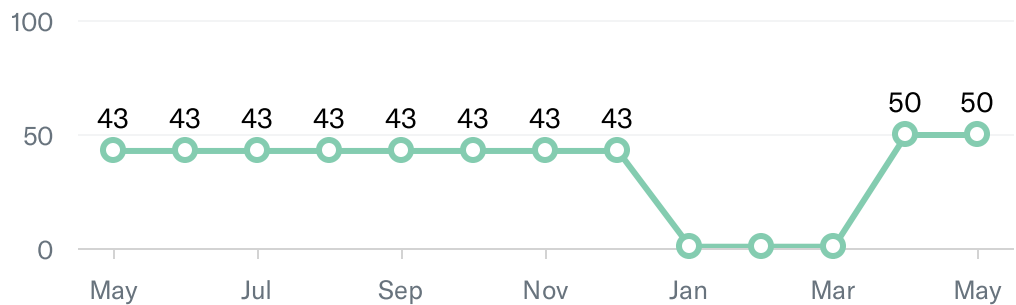
Waste Score calculated for the first day of each month

KEY PERFORMANCE INDICATORS

Waste Generation

Cumulative waste generation from May 12, 2022 - May 11, 2023

304.4 lbs

♻ Waste Performance (Continued)

KEY PERFORMANCE INDICATORS (CONTINUED)

Waste Diversion

Cumulative waste diversion from May 12, 2022 - May 11, 2023

39.8 lbs

lbs

IMPROVEMENT SCORE

Current Improvement Score

♻ **48** / 100   Estimated

	Estimated Waste Generated	Estimated Waste Diverted	Occupants
	lbs/occupant/day	lbs/occupant/day	people
	(Less is better)	(More is better)	
Change	▼ 32.9%	▼ 72%	0%
Baseline period May 12, 2021 - May 11, 2022	1.8148 ▪▫▫	0.5676 ▫▪▫	250
Performance Period May 12, 2022 - May 11, 2023	1.2176 ▪▫▫	0.1592 ▪▫▫	250

Data Quality   ▪▫▫ Poor   ▪▪▫ Good   ▪▪▪ Best

Transportation Performance

Transportation impacts are tracked in Arc based on the carbon impacts of occupants and visitors traveling to the building. The Transportation score rates the project's greenhouse gas emissions, measured in carbon dioxide equivalent emissions (CO2e) resulting from transportation to and from the building against that of other buildings worldwide. The score is a value from 1 to 100, based on the project's average CO2e per one-way trip per occupant.

Arc TRANSPORTATION SCORE

Current Transportation Score

for 12 month performance period ending May 11, 2023

🚗 **73/100**

Global Average
82

73

67
Local Average
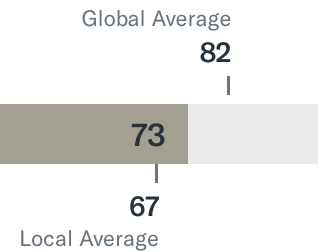
Monthly average Arc Transportation Score

▬ May 12, 2022 - May 11, 2023
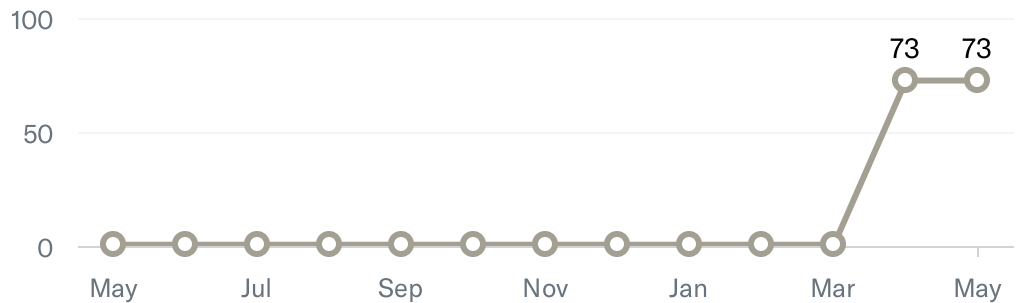
73/100

Transportation Score calculated for the first day of each month

KEY PERFORMANCE INDICATORS

Transportation GHG emissions

Average transportation GHG emissions from May 12, 2022 - May 11, 2023

8.6 lbs

🚗 Transportation Performance (Continued)

KEY PERFORMANCE INDICATORS (CONTINUED)

Transportation survey response rate

May 12, 2022 to May 11, 2023

▬ percent of people responded

29.60%

25%
Required
Rate
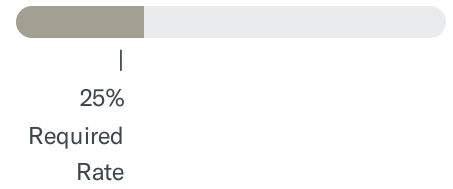
Transportation Survey Response breakdown

Cumulative survey responses from May 12, 2022 - May 11, 2023

138 person

person

100

50

0

May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May

Transportation modes

Cumulative survey responses from May 12, 2022 - May 11, 2023
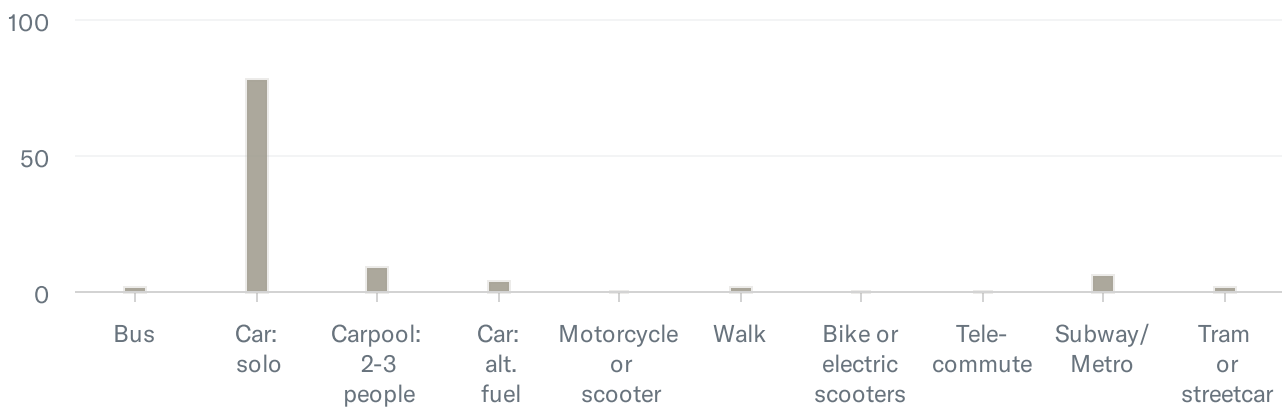
Responses

100

50

0

Bus | Car: solo | Carpool: 2-3 people | Car: alt. fuel | Motorcycle or scooter | Walk | Bike or electric scooters | Tele-commute | Subway/ Metro | Tram or streetcar

🚗 Transportation Performance (Continued)

Transportation distance

Average daily one-day commute from May 12, 2022 - May 11, 2023

10 miles

miles

IMPROVEMENT SCORE

Current Improvement Score

🚗 **50** / 100   <u>Estimated</u>

Data Quality	🟥⬜⬜ Poor	🟧🟧⬜ Good	🟩🟩🟩 Best

	Estimated Average CO2e mtCO2e (Less is better)	Occupants people
Change	▼ 10%	0%
Baseline period May 12, 2021 - May 11, 2022	0.004218	250
Performance Period May 12, 2022 - May 11, 2023	0.003797	250

Human Experience Performance

The Human Experience score is based on three data points: occupant satisfaction, interior carbon dioxide levels, and interior total volatile organic compound levels. Providing this data will generate a score between 0 and 100, and compares performance over time as well as with regional and global peers. Each data point contributes individually to the score and collectively offers the overall score for Human Experience.

Arc HUMAN
EXPERIENCE SCORE

Current Human Experience Score

for 12 month performance period ending May 11, 2023

Global Average
56

88/100

88

65

Local Average

Breakdown

Occupant Satisfaction: 83.28
CO2 Level: 99.89
Total VOC Level: 86.18

Monthly average Arc Human Experience Score

— May 12, 2022 - May 11, 2023

46/100
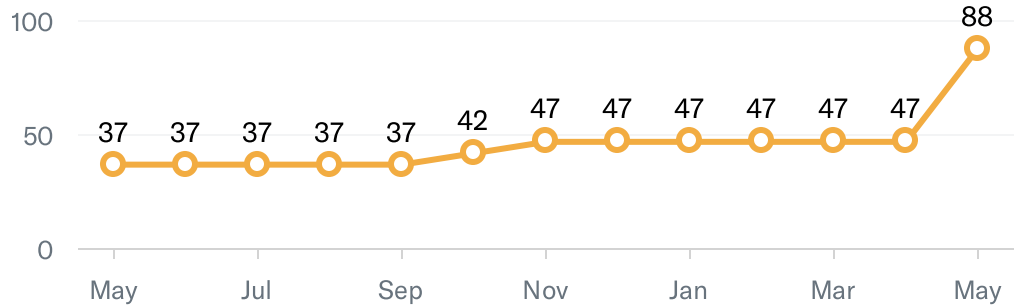
Human Experience Score calculated for the first day of each month

Human Experience Performance (Continued)

KEY PERFORMANCE
INDICATORS

Human Experience Survey Responses

Cumulative survey responses from May 12, 2022 - May 11, 2023

131 person

person

Human Experience Survey Response Rate

May 12, 2022 to May 11, 2023

■ percent of people responded

28.40%
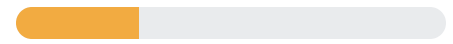
25%
Required
Rate

Occupant satisfaction

Average occupant satisfaction from May 12, 2022 - May 11, 2023

% response rate
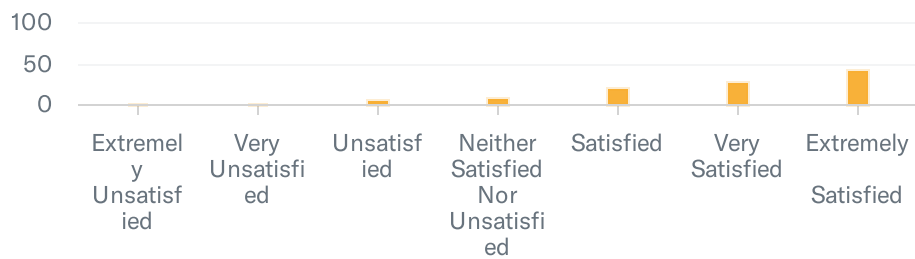
🧍 Human Experience Performance (Continued)

KEY PERFORMANCE INDICATORS(CONTINUED)

Satisfaction details
May 12, 2022 - May 11, 2023
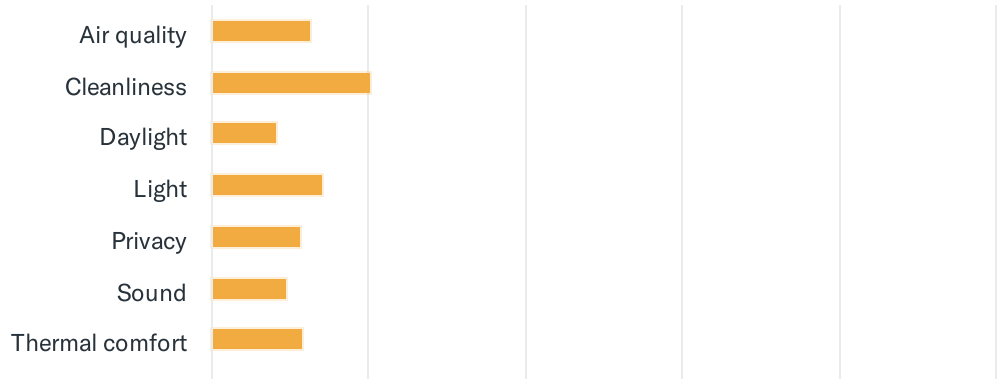
▬ responses for the period

- Air quality
- Cleanliness
- Daylight
- Light
- Privacy
- Sound
- Thermal comfort

Dissatisfaction details
May 12, 2022 - May 11, 2023

▬ responses for the period

Bright	Humid
Cold	Loud
Dark	Smelly
Dirty	Sound
Drafty	Stuffy
Glare	Views to outdoors
Hot	Privacy
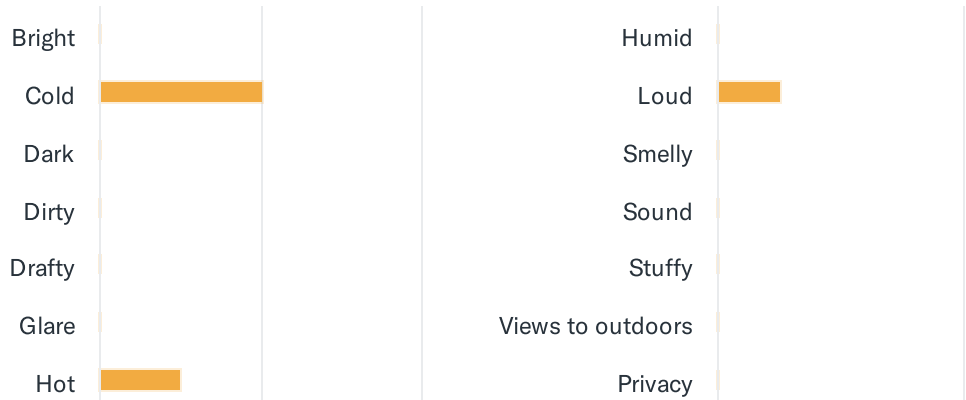
Estimated CO2 Concentration

Estimated Average 95th percentile CO2 concentrations from May 12, 2022 - May 11, 2023

317.65 ppm

ppm
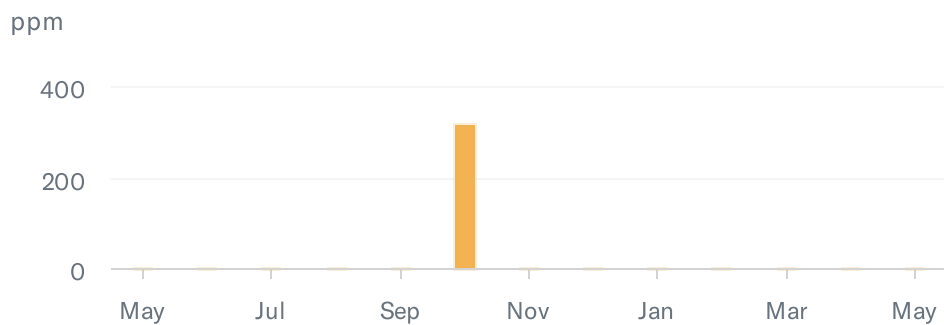
Human Experience Performance (Continued)

KEY PERFORMANCE
INDICATORS(CONTINUED)

Estimated TVOC Concentration

Estimated Average maximum TVOC concentration from May 12, 2022 - May 11, 2023

150 µg/m3
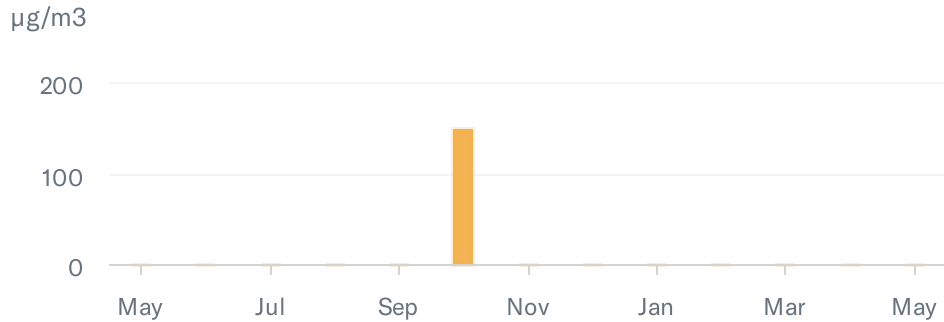
µg/m3

IMPROVEMENT SCORE

Current Improvement Score

0 / 100   Estimated

Data Quality	■□□ Poor	■■□ Good	■■■ Best

	Estimated Occupant Satisfaction occupant average (More is better)	Occupants people
Change	▼ 7.4%	0%
Baseline period May 12, 2021 - May 11, 2022	2.4	250
May 12, 2022 - May 11, 2023	1.957746	250

GHG Emissions

Spaces and buildings generate both direct and indirect greenhouse gas emissions (GHG). Direct emissions results from the on-site combustion of fossil fuels. These are described as Scope 1 emissions. Indirect emissions result from the purchase of energy from sources like electric utilities or steam plants. These are described as Scope 2 emissions.

KEY PERFORMANCE INDICATORS

Scope 1 and 2 emissions

Cumulative GHG emissions from May 12, 2022 - May 11, 2023

— Scope 1   — Scope 2

1.6K MTCO2e

MTCO2e
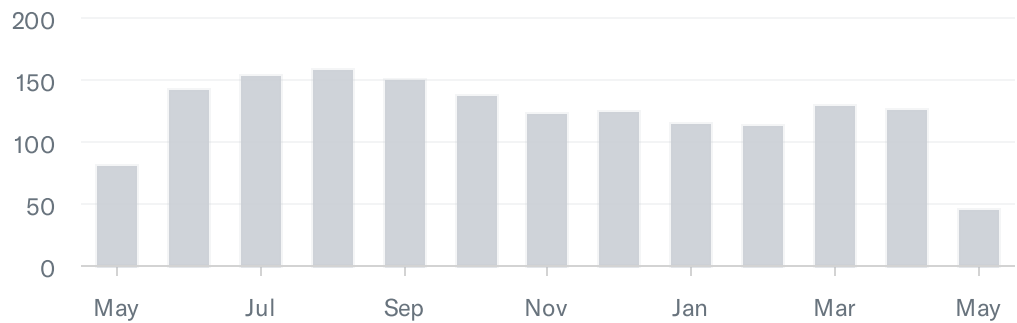
GHG emissions intensity - Scope 1 & 2

Average GHG emissions intensity from May 12, 2022 - May 11, 2023

0.41 mtco2e

mtco2e
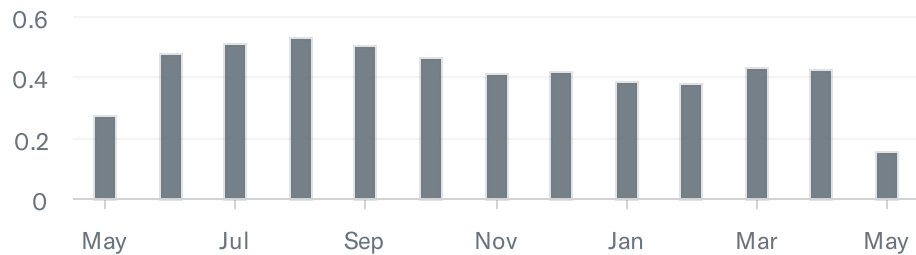
GHG Emissions (Continued)

GHG Emissions by source
GHG emissions sources from May 12, 2022 to May 11, 2023
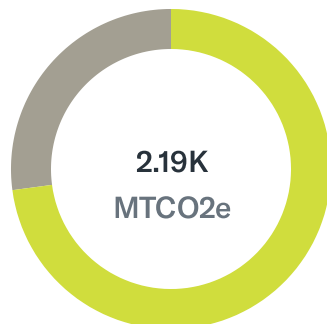
Source (MTCO2e)

2.19K
MTCO2e

- **Fuel**
  0 (0%)

- **Electricity**
  1.6K (72.89%)

- **Estimated Transportation**
  594.16 (27.11%)

LEED v4.1 Readiness Analysis

Arc powers LEED. This means that Arc Performance Score serve as prerequisites and earn point for LEED v4.1 O+M, LEED Recertification, LEED Zero, and other rating systems. This section provides information about the readiness" of a project to pursue LEED certification, including prerequisite scores, data completeness, and documentation.

Certification Level

This project may be eligible for **LEED Gold** certification.

| | Certified | Silver | Gold | Platinum |

Data & Documentation

Category	Data completion		Documentation	
⚡ Energy	74.69%	✕	99	✓
💧 Water	69.86%	✕	9	✓
♻️ Waste	100%	✓	1	✓
🚗 Transportation	29.6%	✓	0	✕
🧍 Human Experience	76.13%	✓	0	✕

Scores by Category

Category	Performance Score	Improvement Score
⚡ Energy	37/100	24/100
💧 Water	51/100	0/100
♻️ Waste	50/100	48/100
🚗 Transportation	73/100	50/100
🧍 Human Experience	88/100	0/100

🏛 LEED v4.1 Readiness Analysis (Continued)

LEED Certification History

Certification type	Level	Points	Certification date
LEED-EB:OM v2009	Silver	54	Jan 24, 2017
LEED v4.1 O+M	Silver	59	Apr 20, 2022

TOTAL LEED SCORE

⚡ Energy	12
💧 Water	8
♻ Waste	4
🚗 Transportation	10
🧍 Human Experience	18

33	15	8	14	20

62

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

10 points are automatically awarded to all projects that have been previously LEED-certified

LEED v4.1 Readiness Analysis (Continued)

LEED ENERGY SCORE

current
Electricity
Gas
Smart meters
Load schedule

July

August 2022

100   100   100

CURRENT ENERGY

37

38

37

10 points are automatically awarded to all projects that have been previously LEED-certified
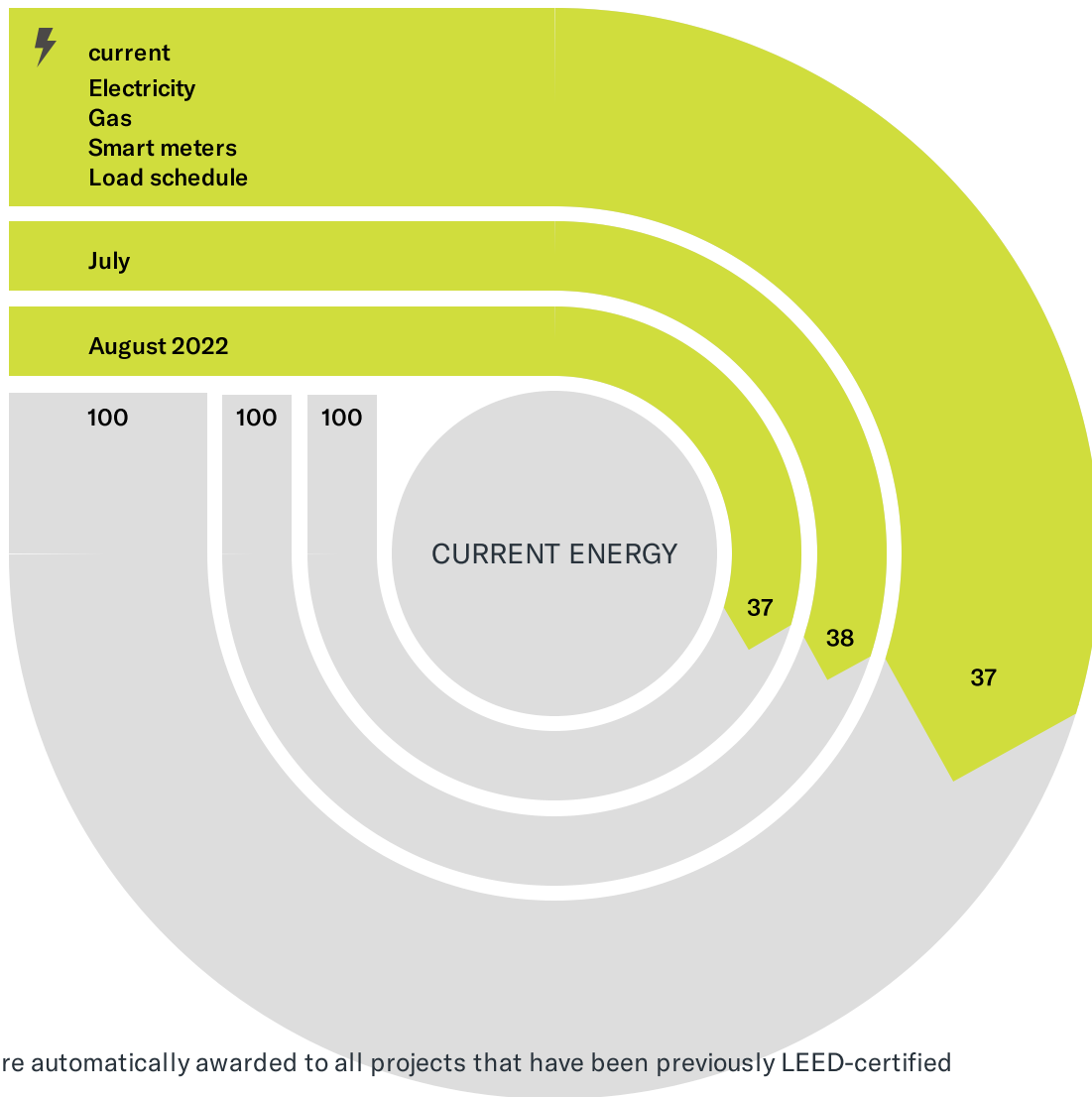
Local average Energy score	55
Global average Energy score	63
Highest Energy score	96

	Project	Per square feet	Per occupant
Annual adjusted carbon emissions (MTCO2e)	1,413.0095	0.0047	5.6520
Daily adjusted carbon emission (MTCO2e)	3.8713	0.0000	0.0155
Annual carbon emissions (MTCO2e)	1,503.3813	0.0050	6.0135

LEED v4.1 Readiness Analysis (Continued)

LEED WATER SCORE

current
Water consumption

July

August 2022

100   100   100

CURRENT WATER

54

51

51

10 points are automatically awarded to all projects that have been previously LEED-certified
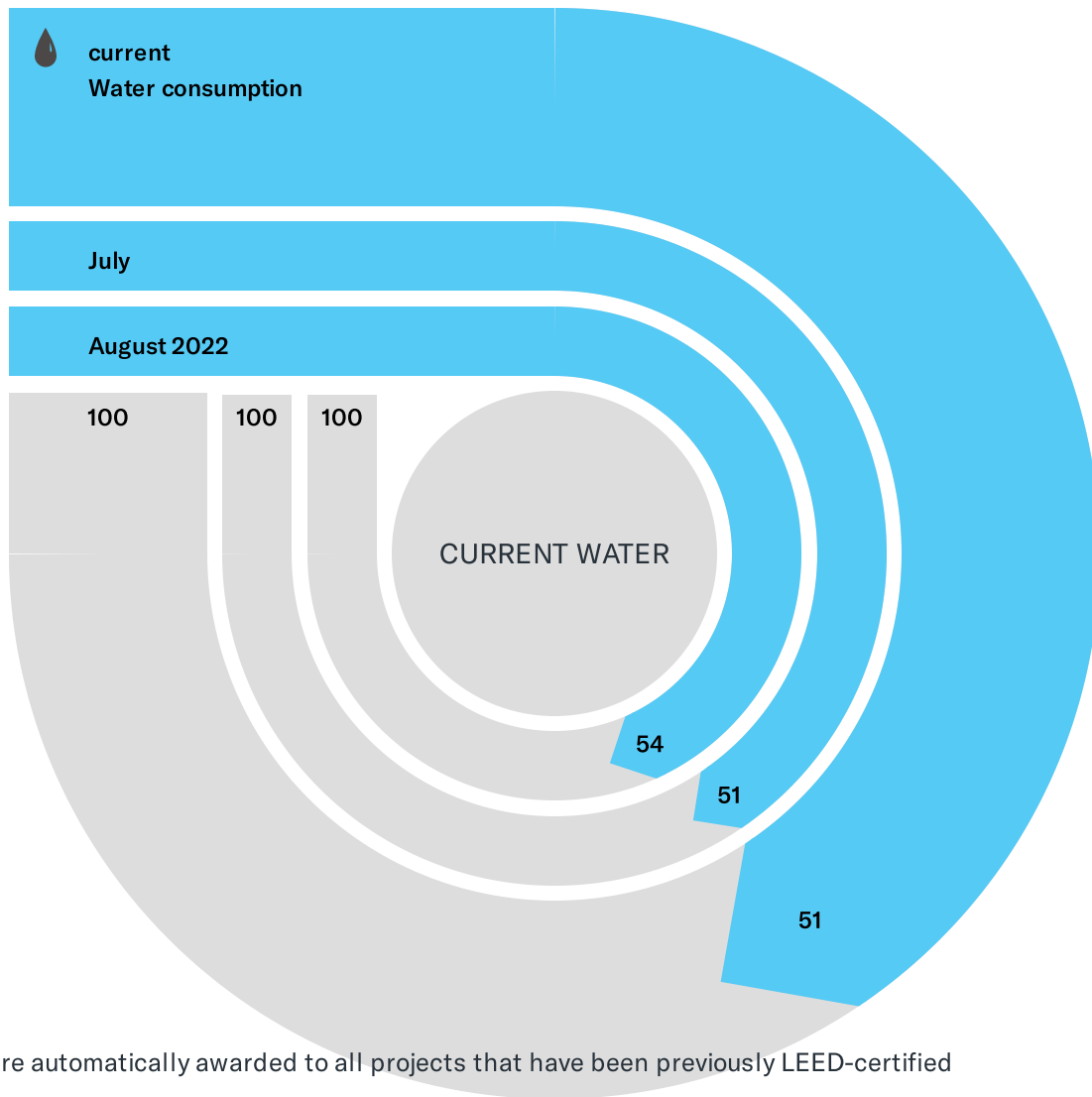
Local average Water score	52
Global average Water score	60
Highest Water score	54

	Project	Per square feet	Per occupant
Annual water consumption (gallons)	5,439,564.3831	18.1762	21,758.2575
Monthly water consumption (gallons)	453,297.0319	1.5147	1,813.1881
Daily water consumption (gallons)	14,902.9161	0.0498	59.6117

LEED v4.1 Readiness Analysis (Continued)

LEED WASTE SCORE

current
Waste generated
Waste diverted

July

August 2022

100   100   100

CURRENT WASTE

43

50

50

10 points are automatically awarded to all projects that have been previously LEED-certified
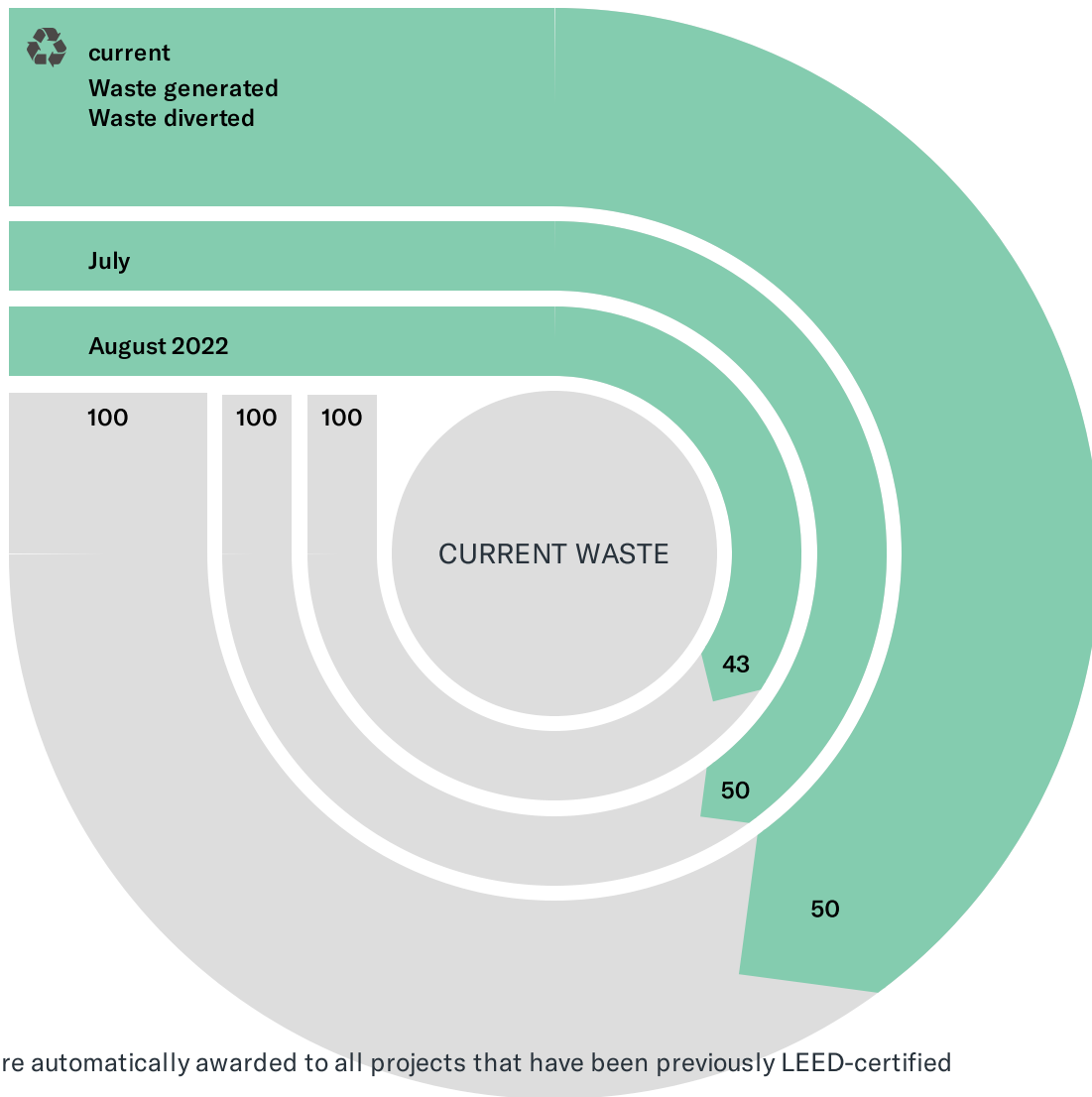
	Project	Per square feet	Per occupant
Local average Waste score	54		
Global average Waste score	68		
Highest Waste score	50		
Average daily waste generated (lbs)	304.4000	0.0010	1.2176
Average daily waste diverted (lbs)	39.8000	0.0001	0.1592

LEED v4.1 Readiness Analysis (Continued)

LEED TRANSPORTATION
SCORE

current
Occupant travel

July

August 2022

100   100   100

CURRENT
TRANSPORTATION

73

73

10 points are automatically awarded to all projects that have been previously LEED-certified
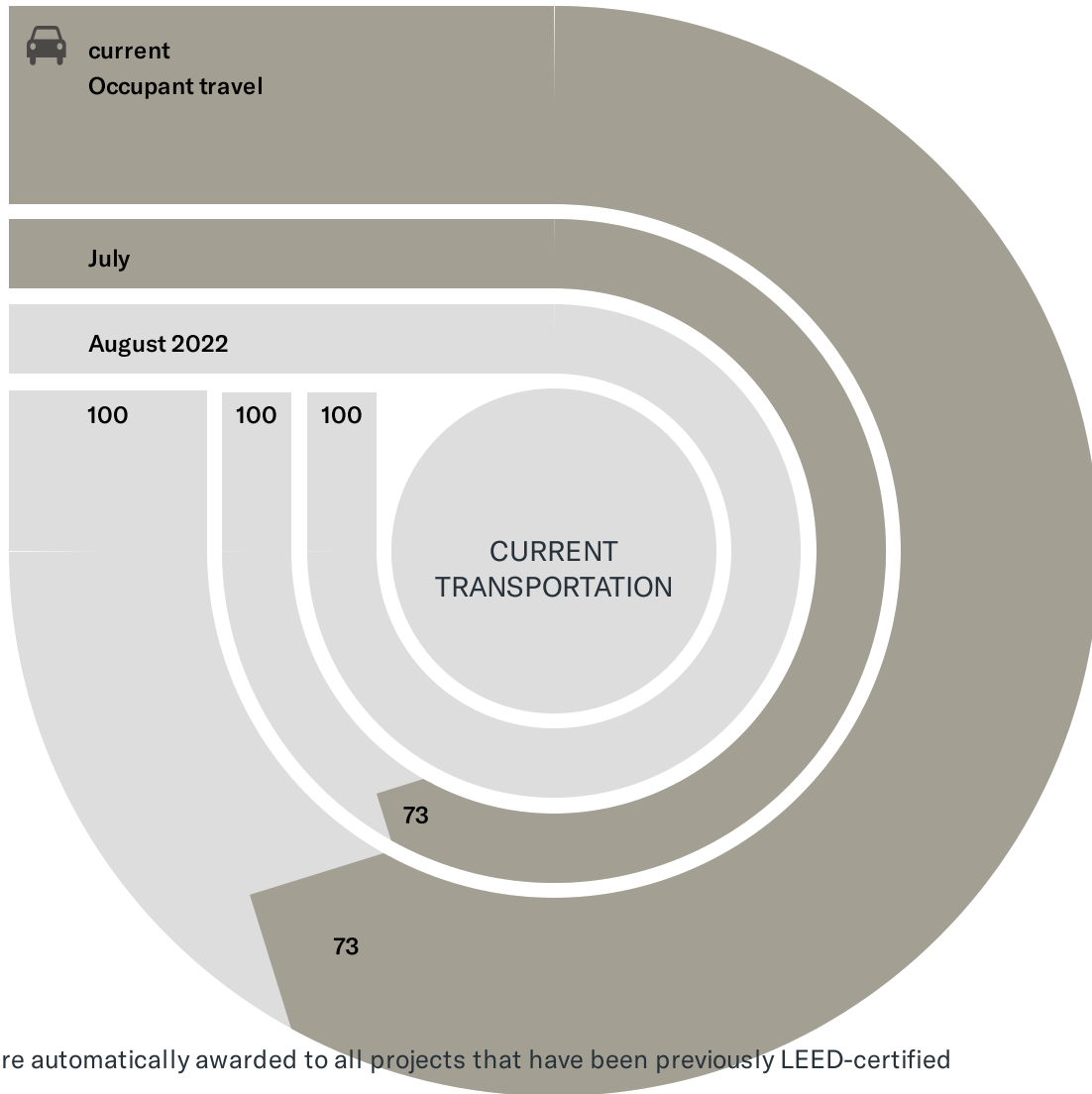
Local average Transportation score	67	
Global average Transportation score	82	
Highest Transportation score	98	
	Project	**Per occupant**
Annual carbon emissions (lbs)	1,309,904.9991	5,239.6200
Daily carbon emissions (lbs)	4,184.9998	16.7400
Survey response rate	29.60 %	-

LEED v4.1 Readiness Analysis (Continued)

LEED HUMAN EXPERIENCE SCORE
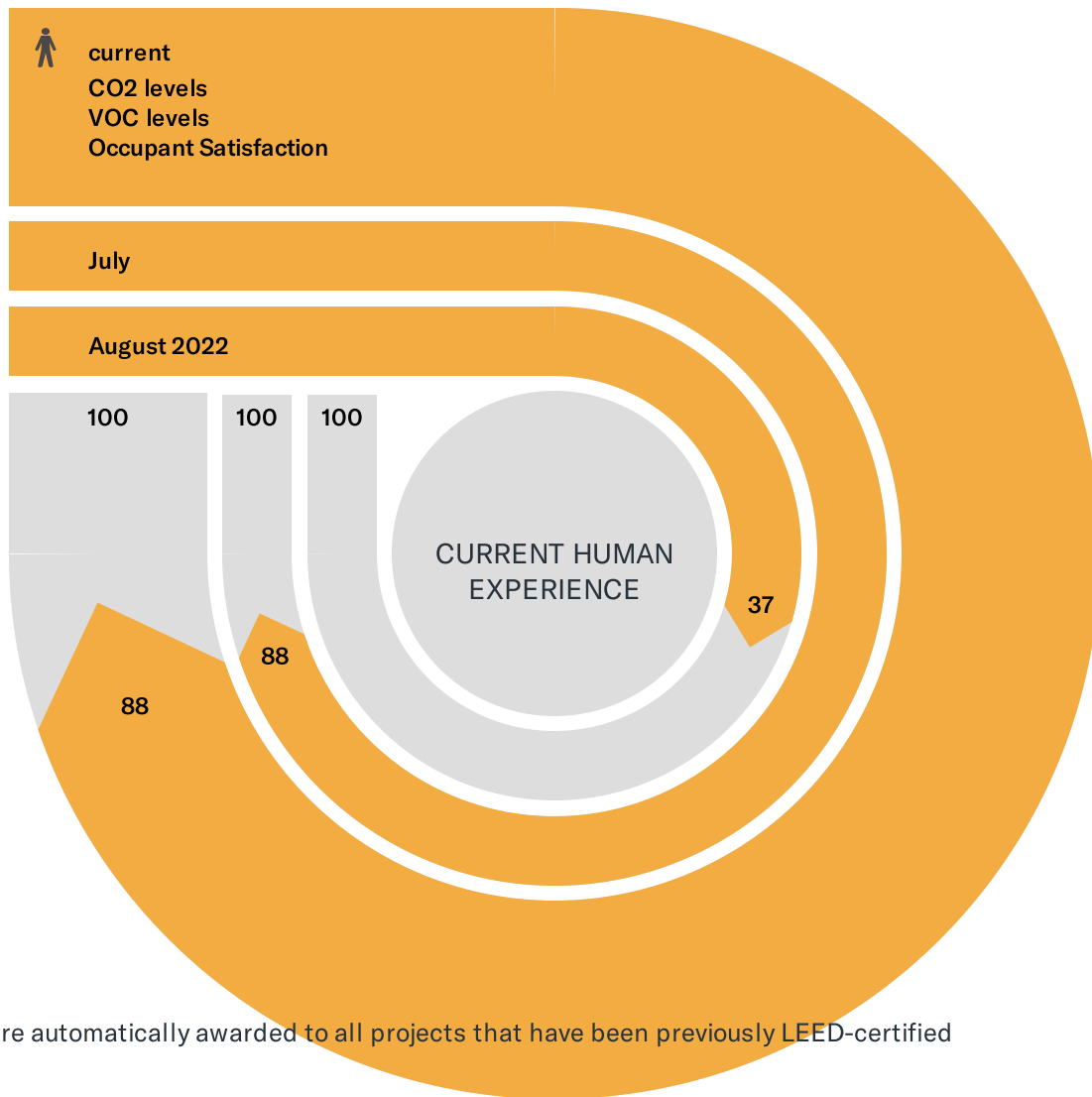
current
CO2 levels
VOC levels
Occupant Satisfaction

July

August 2022

100   100   100

CURRENT HUMAN
EXPERIENCE

37

88

88

10 points are automatically awarded to all projects that have been previously LEED-certified

Local average Human Experience score	65
Global average Human Experience score	56
Highest Human Experience score	88
	Project
Interior carbon dioxide levels (ppm)	317.6471
Interior total volatile organic compound levels (ug/m3)	150
Average occupant satisfaction	Very satisfied
Survey response rate	28.40 %

Project Details

Project name	**Datran Center One**
LEED Project ID	**1000072251**
Address	**9100 South Dadeland Blvd.** **Miami, FL 33156**
Project team members	**Craig Sheehy** **Craig Sheehy**
Project space type	
Project owner type	
Date of last certification	**Jan 24, 2017**
Project size	**299,268 square feet**

Project Details (Continued)

Energy

First measurement	Dec 12, 2017
Last measurement	Jun 11, 2023
Number of energy meters	11
List of energy meters	MSR.FPL 4514632183:KN24254 MSR.FPL 7538643581:KN24291 MSR.FPL 0206821589:KN24303 MSR.FPL 0288979271:MV39264 MSR.FPL 4171627484:KN24322 MSR.FPL 6865582511:KN24302 MSR.FPL 2873187096:KN24323 MSR.FPL 84864-46043:MNL4788 ODC #C MSR.FPL 4813728096:MNL8124 MSR.FPL 92798-31243:PV7205D ODC #D Main MSR.FPL 4831937091:KN24289
Total number of energy measurements	678
Number of measurements during the performance period	106

Water

First measurement	Nov 19, 2017
Last measurement	May 16, 2023
Number of water meters	1
List of water meters	MSR.Main Water 7837082200:04421128
Total number of water measurements	61
Number of measurements during the performance period	9

Waste

First measurement	Jan 12, 2022
Last measurement	Apr 12, 2023
Total number of waste measurements	2
Number of measurements during the performance period	1

Project Details (Continued)

Transportation

Date of first survey	Dec 16, 2021
Date of last survey	May 04, 2023
Total number of respondents	99
Total number of respondents during the performance period	74
Percentage of total project occupants responding during the performance period	30%

Human Experience

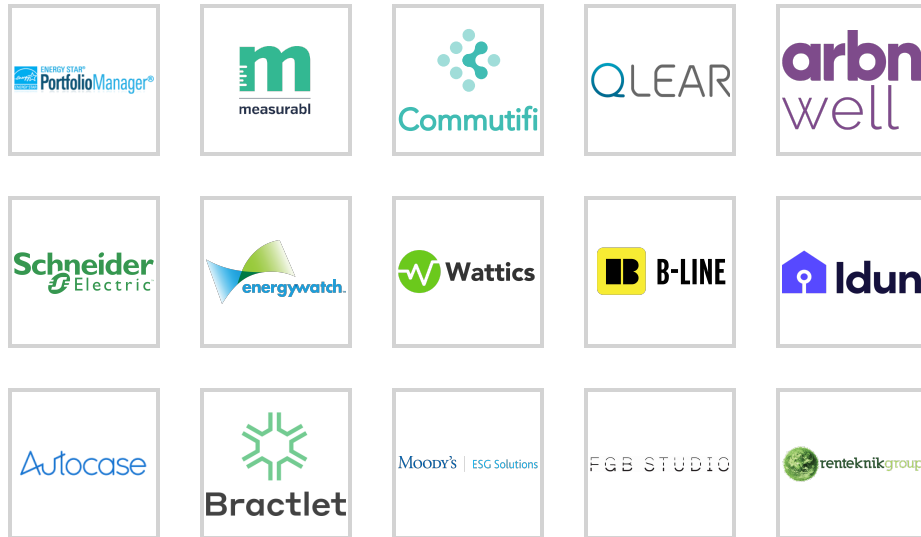|	
Date of first survey	Dec 16, 2021
Date of last survey	May 04, 2023
Total number of respondents	96
Total number of respondents during the performance period	71
Percentage of total project occupants responding during the performance period	28%

GHG Emissions

Electricity Emissions factor	0.86
Date of first GHG measurement	Dec 12, 2017
Date of last GHG measurement	Jun 11, 2023
Number of GHG data points	96

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Arc Skoru Inc. is a technology company that is affiliated with Green Business Certification, Inc and the U.S. Green Building Council. Arc Skoru Inc. believes that performance is the future of green building and created the "Arc" performance platform to help create better buildings and places for people and the environment. Arc empowers its users to understand and enhance their sustainability performance, promote human health and well-being and contribute to a higher quality of life.

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