

**Keynote Follow-Up:**  
**Models of Collective Impact**

Keynote:

## **Carbon (R)Evolution: Collective Impact and Decarbonization in the Building Industry**

**Andrew Himes is Director of Collective Impact for the Carbon Leadership Forum.** Over the past several years in the building industry, collective decarbonization efforts have accelerated dramatically. Collective impact initiatives involving hundreds of companies and organizations from every part of the sector have inspired and catalyzed systemic change. These initiatives span sectors and disciplines, from building designers to contractors, material manufacturers to policy makers and industry associations. This is a great time to review the essential conditions for collective impact, sum up key lessons from our movement, and celebrate and apply what we've learned.

Keynote Follow-Up:

### **Models of Collective Impact:**

In the inherently competitive design and construction industries, collaboration can be challenging. However, there are powerful examples of collective impact-- where organizations and networks learn, align, and act together to drive systems-level change. This follow-up to the morning's keynote presentation will showcase inspiring stories from initiatives including **Carbon Leadership Forum Regional Hubs, ECHO, Green Commons Peer Networks, Climate Heritage Network, MEP 2040, NESEA Bottom Lines, the Bio-based Materials Collective and more.**

There will also be opportunity for open discussion about how to engage in this critical work.

## Agenda:

- (4:00-4:05) Andrew Himes: What is Collective Impact? Highlights from the Keynote
- (4:05- 4:20) Introduction of 8 initiatives
  - Michelle Lambert, CLF Regional Hubs and ECHO Project
  - Nadav Malin, Green Commons Peer Networks
  - Lori Ferriss, Climate Heritage Network
  - Julie Janiski, MEP 2040
  - Kate Stephenson, BuildingEnergy Bottom Lines
  - James Kitchin, Bio-Based Materials Collective
  - Mike Gryniuk, SE 2050
  - Chris Magwood, HomebuildersCAN
- (4:20- 4:50) Panel Conversation: How do each of these address one of the conditions of collective impact?
- (4:50-5:00) Audience reflection and wrap-up

## Collective Impact Initiatives & Speakers

Moderator: Andrew Himes, Director of Collective Impact, CLF



### PEER NETWORKS

Nadav Malin, CEO Green Commons

### MEP 2040

Committing to Zero

Julie Janiski, Principal Buro Happold



Michelle Lambert, Policy & Engagement Manager, CLF



### Bio-based Materials Collective

James Kitchin, Director of Performance & Provenance, MASS Design Group



Climate Heritage NETWORK

Lori Ferriss, Executive Director, Built Buildings Lab



BUILDINGENERGY BOTTOM LINES  
WHOLE BUSINESS NETWORKING

Kate Stephenson, Director of Training & Finance, HELM Construction Solutions



STRUCTURAL ENGINEERING INSTITUTE



Mike Gryniuk, Principal CORA Structural



HomebuildersCAN  
CARBON ACTION NETWORK

Chris Magwood, Manager Carbon Free Buildings, RMI

## Andrew Himes, Director of Collective Impact, CLF



Collective impact brings people together in **a structured way to achieve social change.**

Collective impact is a network of community members, organizations, and institutions who advance equity by learning together, aligning, and integrating their actions to achieve population and systems level change.

Collective impact initiatives implement five conditions, with equity practices incorporated throughout.

# The Five Conditions of Collective Impact



## It starts with a common agenda

This means coming together to collectively define the problem and create a shared vision to solve it.



## It establishes shared measurement

That means tracking progress in the same way, allowing for continuous learning and accountability.



## It fosters mutually reinforcing activities

That means integrating the participants' many different activities to maximize the end result.



## It encourages continuous communications

That means building trust and strengthening relationships.

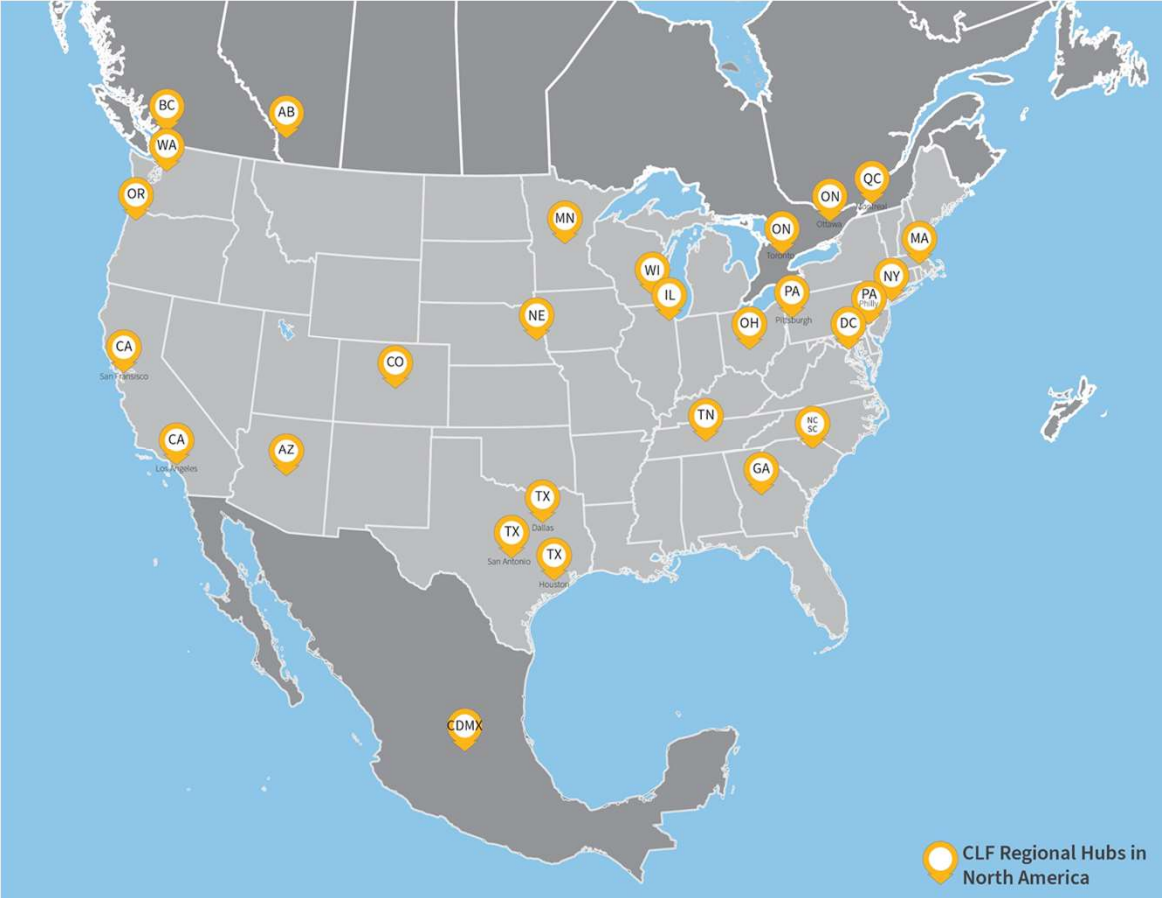


## And it has a strong backbone

That means having a team dedicated to aligning and coordinating the work of the group.

Source: [collectiveimpactforum.org](https://collectiveimpactforum.org)

# Michelle Lambert, Policy & Engagement Manager, C



## Regional Hub Program Goals

- 1. Facilitating Community Engagement and Networking
- 2. Education and Capacity Building
- 3. Inform Policies
- 4. Collaboration and Partnerships
- 5. Knowledge-Sharing and Dissemination

# ECHO PROJECT

Embodied Carbon  
Harmonization  
and Optimization

a collaboration between:



ECHO is a coalition of organizations currently or imminently gathering embodied carbon data from the built environment industry, creating tools and resources, and building awareness about this critical issue.



## Why did ECHO form?

AEC industry organizations are increasingly reporting built environment embodied carbon emissions.

Variations in life cycle assessment (LCA) scope, methodology, terminology, and other factors result in inconsistent reporting that impedes comparison, benchmarking, or setting reduction targets.

**These limitations hold the industry back from more rapid adoption of embodied carbon measurement and management practices -**

- Reporting is duplicative
- Different reporting methods, data structures, tools can produce contrasting results
- Reporting is expensive and time-consuming
- Firms and design professionals are reluctant to report
- Investors and developers are reluctant to require reporting

# ECHO Consensus Publications

**ECHO**  
Embedded Carbon Harmonization and Optimization  
Project

**V1.0 ECHO Schema Fields and Descriptions**

Publication Date: September 18th, 2024

**Authors**  
Katie Posa, Director, Global Policy & Procurement, Building Transparency  
Brad Benke, Researcher, University of Washington  
Melissa Morancy, Director, Climate Action Pledge Programs, AIA

**Author Contributions**  
Writing – original draft: K.P. and B.B.; Writing – review and editing: K.P., B.B., and M.M.; Methodology – K.P. and B.B.; Investigation – K.P.; Project Administration – K.P.

**Citation**  
Posa, K., Benke, B., and Morancy, M. (2024). V1.0 ECHO Schema Fields and Descriptions. ECHO Project. <https://www.echo-project.info/v1.0/ECHO-Schema-Fields-and-Descriptions.xlsx>

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**Contributors**  
This report is a project of ECHO. The research team would like to thank the following working group participants for their feedback throughout the development of this research:  
While their input informed this publication, inclusion of their names does not indicate total agreement with all aspects of the publication and inclusion of their affiliation or employer's name is for informational purposes only and does not represent an endorsement of the publication.  
Working Group Participants  
Katie Posa, Brad Benke, Krati Wamstad, Jessica Bristow, Lauren Wingo, Luke Leung, Melissa Morancy, Michelle Lambert, Pamela Conrad, Kaitleigh Houde, and Jessica Grace-Griffin

**Acknowledgements**  
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Jack Flusk, Ryan Welch, Stet Sanborn, Jacob Racusin, CAGBC Embedded Carbon TAG, Rand Ekman, Erin Winston, Fabrizio Variale, Anil Sawhney, Jay Ahehart, Matt Dowick, Chris Hardy, Ian Whitehead, Vicki Breemes, Maria Bouchard, Ian Morley, Sheema Zhang, Corina Marnescu, Giuseppe Ardito, Allison Smith, Scott Steiny, Zachary Chabot, Laurie Alger, Eunice Leung and Ryan Collier



## An Introduction to the ECHO Reporting Schema

Version 1.0  
September 18, 2024



## Project Life Cycle Assessment Requirements ECHO Recommendations for Alignment

Version 1.0  
September 30, 2024



**Nadav Malin**  
**CEO, Green Commons** (Spinoff from BuildingGreen)



## **PEER NETWORKS**

- Began in 2008 with Sustainable Design Leaders Summit
- Grown mostly word-of-mouth
- Construction and MEP Leader networks started in 2018
- Dynamic tension between “support group” and collective impact roles.

## Principles

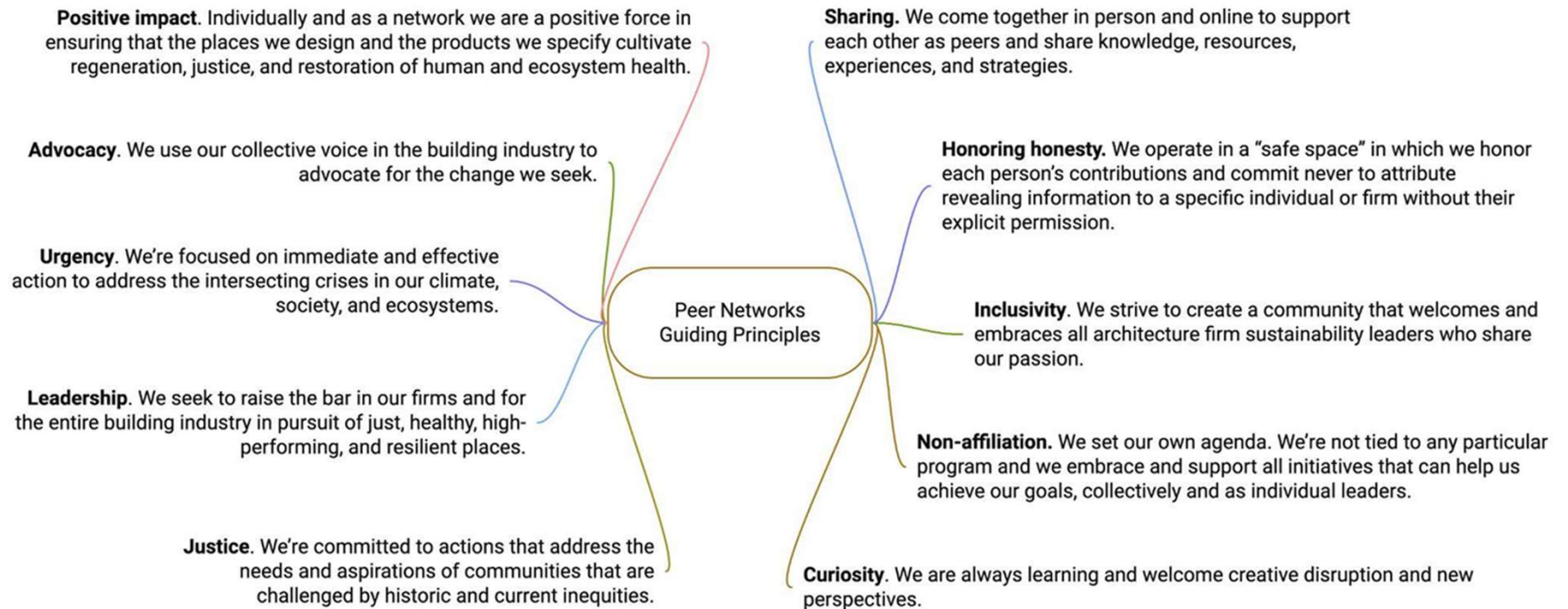
- Qualifications to participate based on role: Careful definition of “peers” to ensure shared experiences and challenges.
- Chatham House rule: learnings can be shared widely, but no attribution without permission

## Outcomes

- Helped launch the Health Product Declaration
- Created the Contractor’s Commitment for Sustainability
- Initiated the MEP 2040
- Seeded All for Reuse
- *Empowered hundreds of leaders*



# PEER NETWORKS



## Lori Ferriss, Executive Director, Built Buildings Lab



- “Network of networks”
- Conceived at the Global Climate Action Summit in 2018
- Launched in 2019 at Edinburgh Castle
- Over 500 member organizations representing 100,000s of cultural institutions from around the world



## PROBLEM

Climate planning and policy are failing because they:

- Fail to capture social imaginations
- Over-rely on technocratic and market approaches
- Lack diverse voices and perspectives in climate governance

## SOLUTIONS

Traditional knowledge, buildings, and landscapes can **point the way** to post-carbon living

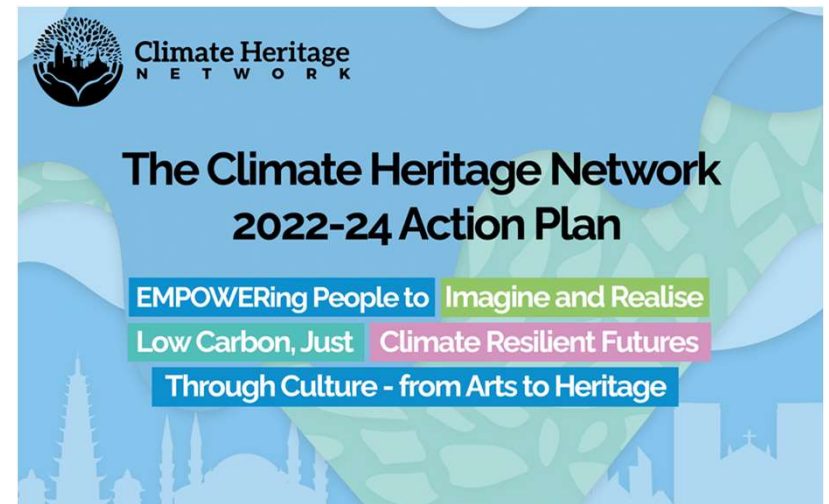
Worldviews, cosmovisions, and values held by Indigenous Peoples and local communities never co-opted by modern take-make-waste approaches **offer counterpoints to unsustainable paradigms** of consumption and “progress”

Artistic, creative, and imaginative tools **support transformative reinterpretation** of today’s carbonscapes and their accompanying mindsets.

## MISSION V1



## MISSION V2





# MEP 2040

Committing to Zero

## Our Mission:

MEP 2040 is a movement to radically reduce total carbon emissions associated with building systems through collective action.

## The Challenge from the Carbon Leadership Forum

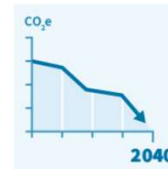
“ All systems engineers shall advocate for and achieve net zero carbon in their projects: operational carbon by 2030 and embodied carbon by 2040.

The MEP 2040 Challenge, an initiative conceived of and developed by members of the Carbon Leadership Forum, is designed to ignite building designers, owners, and manufacturers to meet embodied carbon benchmarks and ambitious reduction goals, and be recognized for the significant role they can play towards these targets.

## The Commitment from Signatories

To address the impact of the built environment in climate change, systems engineers have a critical role to play in both operational and embodied carbon. While operational carbon has been targeted with energy efficiency initiatives for some time, setting embodied carbon targets for systems is quite new.

By adopting this Commitment, each firm is confirming that it will:



**Establish** a company plan to reduce operational and embodied carbon across MEP systems on all projects, targeting zero by 2040. Measure and report progress against that plan annually.



**Request** low-GWP refrigerant availability when designing systems to reduce or eliminate GHG emissions from refrigerants.



**Request** Environmental Product Declarations (EPDs) in project specifications for MEP system components.



**Participate** in a quarterly MEP 2040 Forum and a CLF Community discussion group to share lessons learned and contribute to a growing body of knowledge.

**Julie Janiski, Principal, Buro Happo**

### Refrigerants overview

By adopting this Challenge, each MEP engineering and design firm is confirming that it will request Environmental Product Declarations (EPDs) in project specifications for MEP system components.

[VIEW SLIDES](#)

### MEP 2040

Committing to Zero

Date: [Date]  
 Re: Request for MEP Equipment Availability with Non-Generation, Low/No GWP Refrigerants

Dear [MEP Equipment Manufacturer Leader],

[MEP2040 Signatory Firm Name Here] is part of the new MEP 2040 Challenge (<https://mep2040.org>) and we are seeking to reduce the refrigerant based global warming potential (GWP) of our design. Did you know that typical refrigerants, the R410A, can be as high as 2080 times as bad as CO2 for global warming potential? As manufacturers, you hold the key to taking this impact to zero by working toward an equipment solution that can use zero-generation carbon refrigerants.

With this in mind, we are asking MEP equipment manufacturers to develop a timeline, cost plan, and ultimately product availability and will allow designers to start sourcing non-generation refrigerant equipment well before 2024 for 2025 and 2026 for the rest of 2024. This goal is in alignment with the timeline plans that have adopted the former EPA SNAP 2015 rule and the ASHRAE, which provides for a national phase-down of hydrofluorocarbons (HFCs) by 85 percent, the outcome of which anticipates an avoidance of 0.5 degrees Celsius of global warming by 2100.

### Call to Action: Sustainable Refrigerants for MEP Systems

Template for a letter MEP design firms can use to request low-GWP refrigerants in MEP systems.

[DOWNLOAD TEMPLATE](#)

### Requesting EPDs

By adopting this Challenge, each MEP engineering and design firm is confirming that it will request Environmental Product Declarations (EPDs) in project specifications for MEP system components.

[VIEW SLIDES](#)

### MEP 2040

Committing to Zero

Date: [Date]  
 Re: Request for Material Weight Data to Support Embodied Carbon Calculations

Dear [Contractor],

[MEP2040 Signatory Firm Name Here] is part of the new MEP 2040 Challenge (<https://mep2040.org>) and is looking for ways to estimate the amount of carbon emissions that are embodied in the materials of the systems and equipment that we design.

MEP 2040 has undertaken the development of a library of mechanical, electrical, and plumbing (MEP) embodied carbon-related data for MEP materials and equipment at the schematic design level. The intent is to validate the data before a system is fully designed, but we are able to produce a narrative and some basic facts, and turn them over to our contracting partners to develop a rough budget estimate of the cost.

### Call to Action: Subcontractor Take-off Data

Template for a letter MEP design firms can use to ask subcontractors to help quantify BOM material lists for common building types, and help populate a database with the information to allow informed design decisions to design for a lower embodied carbon future.

[DOWNLOAD TEMPLATE](#)

### MEP 2040

Committing to Zero

#### Specification Language Templates

Goal: provide standardized recommended language to include in specifications to request embodied carbon data for MEP equipment.

Manufacturers: EPDs Built Working Group: Steve Mulla, Services Provider; Thomas Healey, Trade Association; Robert Baskin, Energy Efficiency; Steve Hines, Josh Allen, Adam Muddles, Jeff Kiser, William, Sarah Furlan

Language for General HVAC/MEP Equipment Section of Specs + Additional Language for Specific HVAC/MEP Sections of Specs

### Specification Language Templates

Recommend to include in most **general/overarching section of specs** for HVAC/MEP Equipment, includes detailed list of **references** (Model ICA Specifications from CUI, TMS5 methodology, Carbon Definitions for the Built Environment, etc.) and **definitions** (EPD, Embodied Carbon, ICA, PCRs, TMS5, etc.)

In "submittals" subsection, asks for embodied carbon submittals, includes proposed language around: 1) how to determine which equipment requires embodied carbon data; 2) hierarchy of data sources for embodied carbon.

[VIEW TEMPLATES](#)

### MEP 2040

Committing to Zero

Date: [Date]  
 Re: Request for MEP Equipment Product Transparency

Dear [MEP Equipment Manufacturer Leader],

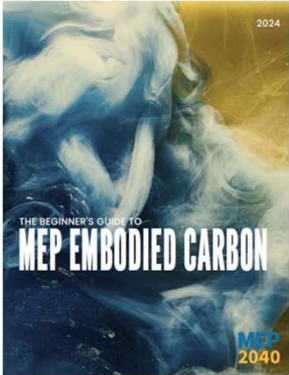
[MEP2040 Signatory Firm Name Here] is part of the new MEP 2040 Challenge (<https://mep2040.org>) and we are looking for ways to understand the amount of global warming potential of individual products. More commonly, you may have heard this concept referred to as "embodied carbon".

Primarily, MEP 2040 is seeking to increase transparency on the global warming potential (GWP) of mechanical, electrical and plumbing (MEP) products. This will allow us to understand, not only the great work that your organization has done on minimizing operational carbon in the built environment, but also what are the key drivers within the industry that influence the development of your products. This data will help us put together the total carbon "footprint", taking into account the operational carbon savings for high efficiency equipment and the embodied carbon contribution of the same equipment.

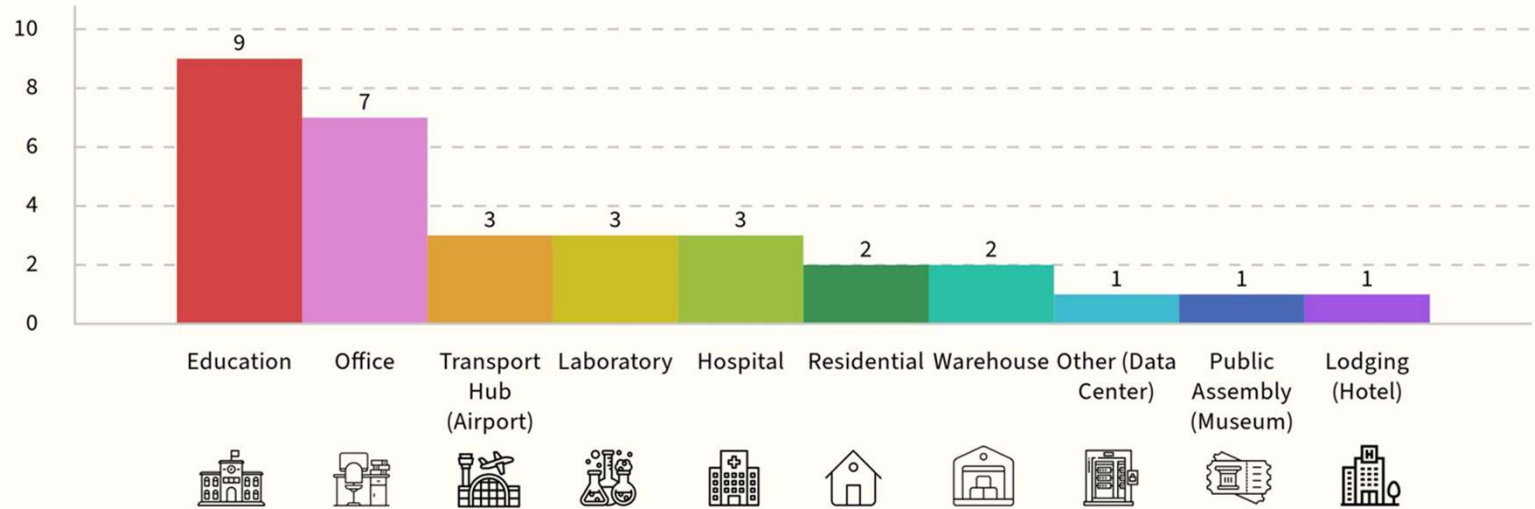
### Call to Action: MEP Equipment Product Transparency

Template for a letter that MEP design firms can use in requesting EPDs from manufacturers to promote MEP equipment product transparency.

[DOWNLOAD TEMPLATE](#)



# WHOLE LIFE CARBON PILOT PROJECTS



# Kate Stephenson, Director of Training & Finance, HELM Construction Solutions



**BUILDINGENERGY** BOTTOM LINES  
WHOLE BUSINESS NETWORKING

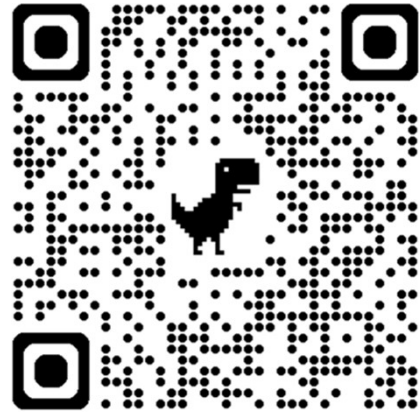
BuildingEnergy Bottom Lines is a peer network of 80+ NESEA member businesses dedicated to sustainability in the built environment from across the Northeast who come together to advance triple-bottom line business practices.



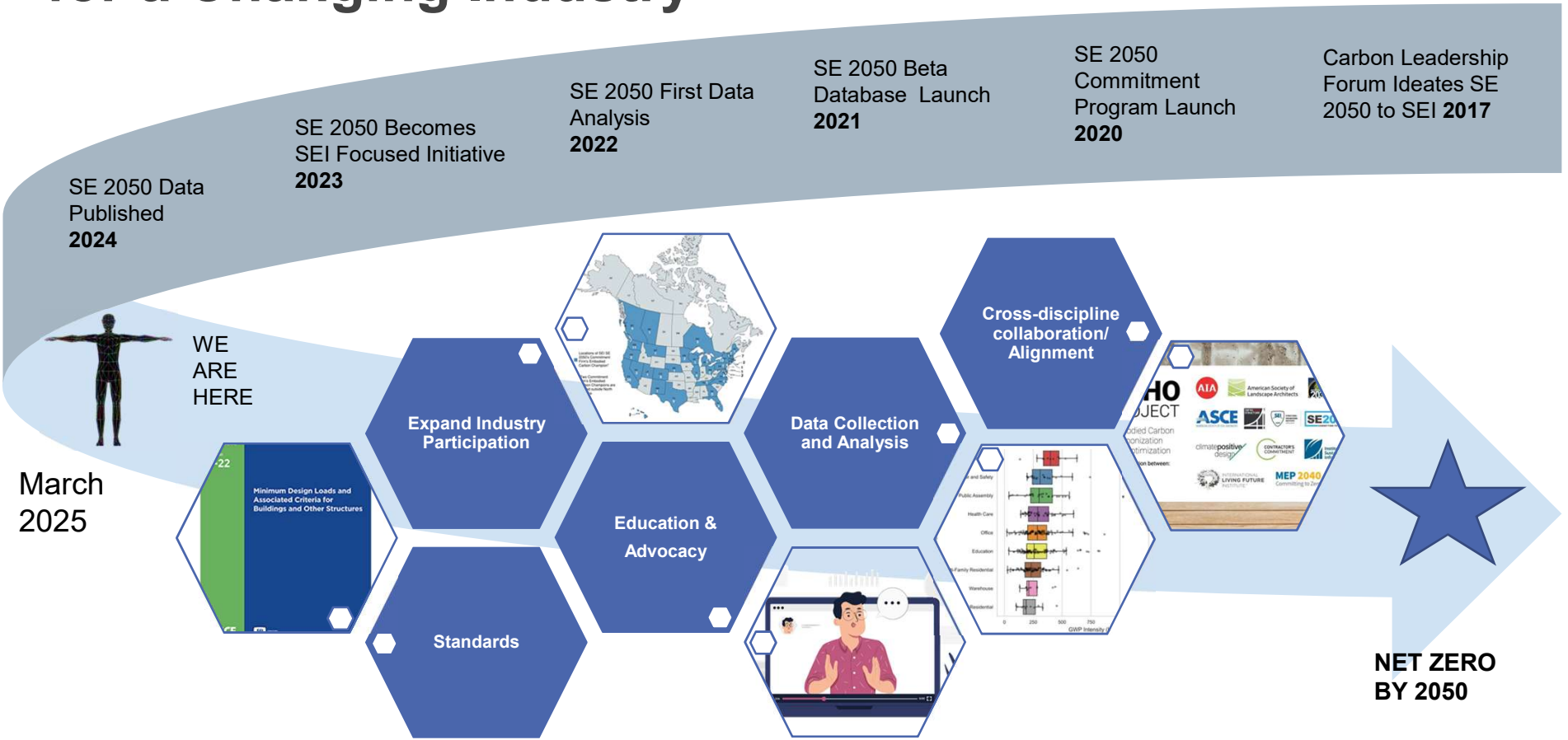
James Kitchin, Director of Performance & Provenance, MASS Design Group

How do we rapidly scale regional **plant-based materials** in North America?

> Register for our 2025 Summit in Vermont



# Our Path Past & Future: Momentum for a Changing Industry



SE 2050 Data Published  
**2024**

SE 2050 Becomes SEI Focused Initiative  
**2023**

SE 2050 First Data Analysis  
**2022**

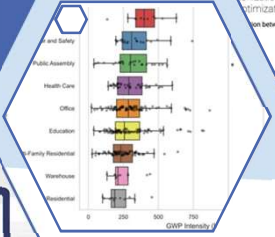
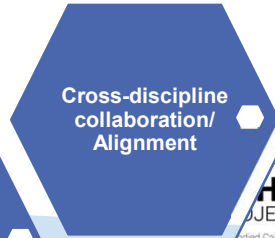
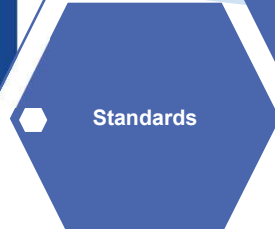
SE 2050 Beta Database Launch  
**2021**

SE 2050 Commitment Program Launch  
**2020**

Carbon Leadership Forum Ideates SE 2050 to SEI  
**2017**

WE ARE HERE

March 2025



**NET ZERO BY 2050**

## Chris Magwood, Manager, Carbon Free Buildings, RMI



HomebuildersCAN founded in April, 2024

***A community of practice to measure and reduce embodied carbon in home construction***

Current membership:

- 55 home building companies
- 85 consultant companies
- 275 individual members

Providing:

- Educational webinars
- Case study library
- Studies/reports
- Connections between organizations

# Chris Magwood, Manager, Carbon Free Buildings, RMI



It establishes shared  
measurement



## Draft PDS-01 RESNET 1550, Embodied Carbon

Home building sector needs a way to consistently measure embodied carbon in a way that aligns with design, construction and verification processes unique to homebuilders



## Panel Conversation with Andrew

- How do the conditions of collective impact play out in your organization or initiative?

# The Five Conditions of Collective Impact



## **It starts with a common agenda**

This means coming together to collectively define the problem and create a shared vision to solve it.



## **It establishes shared measurement**

That means tracking progress in the same way, allowing for continuous learning and accountability.



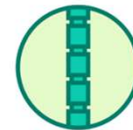
## **It fosters mutually reinforcing activities**

That means integrating the participants' many different activities to maximize the end result.



## **It encourages continuous communications**

That means building trust and strengthening relationships.



## **And it has a strong backbone**

That means having a team dedicated to aligning and coordinating the work of the group.

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Source: [collectiveimpactforum.org](https://collectiveimpactforum.org)

## Last 10 min- Audience Reflection

- What did you learn from this session?
- How can you get involved in a collective impact initiative? Or start one?

## Resources & Links:

- [Collective Impact](#)
- [CLF Regional Hubs](#)
- [ECHO Project](#)
- [Green Commons Peer Networks](#)
- [Climate Heritage Network](#)
- [MEP 2040](#)
- [BuildingEnergy Bottom Lines](#)
- [Bio-Based Materials Collective](#)
- [SE 2050](#)
- [HomebuildersCAN](#)