



March 4, 2023

RE: First Andrews Logistics Center I, 1801 N Andrews Avenue, Pompano Beach, FL 33069

To Whom it May Concern:

We received the following comment from the City with our submission for review:

7. Provide a documentation that demonstrates the current status in acquiring the LEED Silver certification.

With this, please accept this letter and the following supporting documentation confirming the intent to pursue LEED Silver under the LEED Core and Shell v4 Rating System using the LEED Volume Program:

- First Industrial Standard LEED certification effort
- First Andrews LEED Scorecard

Once construction is completed, we will submit the project for certification approval with GBCI.

If additional information is required or if there are any questions, please do not hesitate to contact me at 954-993-1555.

Sincerely,

Michelle Raigosa (Cottrell), LEED Fellow, WELL AP, BECxp, CxA+BE, ENV SP, IIDA, GBI GPCP
President

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Sustainability Plan

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- A. First Industrial Prototype LEED for Core & Shell (LEED-CS) Scorecard

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PART A: GENERAL INFORMATION

The U.S. Green Building Council and LEED

The U.S. Green Building Council (www.usgbc.org) is a nonprofit organization committed to expanding sustainability in the built environment. Its mission is to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life. LEED (Leadership in Energy and Environmental Design) is a voluntary, consensus-based national rating system for developing high-performance, sustainable buildings.

Developed by USGBC, LEED addresses all building types and emphasizes state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials and resources selection, and indoor environmental quality. LEED is a voluntary rating system for green building design and construction that provides immediate and measurable results for building owners and occupants.

First Industrial Realty Trust

First Industrial Realty Trust is committed to the sustainable design, development, and operation of our real estate portfolio. As a leader in our industry, we strive to create environments that make a positive impact where we work, live, and invest. First Industrial incorporates a host of building features and operating practices designed to positively impact our environment in several areas. Through our development program, we invest in state-of-the-art facilities that incorporate energy and water efficient features. Here are some of the sustainable features First Industrial integrates across our portfolio:

- Outdoor and indoor LED Lights, high performance equipment, and energy star appliances when applicable
- High performance heating/cooling systems and cool roofs
- Indoor water conservation implementing the using high efficiency water fixtures.
- Outdoor water conservation through stormwater management, irrigation, and native landscaping.
- Fundamental and Enhanced commissioning to ensure projects meet our environmental and functional goals.
- New developments employing the highest modern standards
 - Including 5.4 million square feet in Southern California to industry-leading CalGreen building code standards from 2010 to 2019 - with additional projects under construction
- Recycling and reuse of construction materials

In addition to our development standards for our portfolio, our headquarters at 1 North Wacker Drive in Chicago is also LEED certified.

To demonstrate our ongoing commitment, First Industrial Realty Trust is in the process of developing a prototype process of its industrial facilities under the LEED Volume Program. First Industrial Realty Trust has committed that all new industrial facilities built in 2020 and beyond will be certified under the LEED for Core and Shell Rating System, 4.0.

The Sustainability Plan that follows includes the strategies included in our Industrial Prototype to be implemented across the country as a means to achieve LEED certification. First Industrial has set a goal

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of achieving Certified for the base building using LEED for Core and Shell (LEED-CS) version 4.0. Although outside of our scope, we strongly suggest our tenants to fit out and operate their spaces in a sustainable way. In order to accomplish this, we recommend our tenants to use the LEED for Commercial Interiors Rating System (LEED-CI). The intent of LEED-CI is to assist in the creation of high-performance, healthy, durable, affordable, and environmentally sound commercial interiors. Together LEED-CS and LEED-CI address the industrial real estate market for both developers and tenants enabling significant benefits through improved indoor air quality, maximized daylighting and lower energy costs.

PART B: LEED-CS AND LEED-CI CERTIFICATION

Base Building Certification

The Guidelines that follow summarize the measures the developer has incorporated into their Industrial Prototype to achieve LEED certification under the LEED for Core and Shell (LEED-CS) v4.0 rating system using the LEED Volume Program. It is intended to help tenants understand and take full advantage of the high-performance features of the building, and to provide guidance to assist tenants in reinforcing these features in their own workplaces. It will also provide tenants with guidance and information on achievement of LEED for Commercial Interiors (LEED-CI).

Water Efficiency (WE)

WEp1: Outdoor Water Use Reduction

Intent. To reduce outdoor water consumption.

LEED-CS. First Industrial's prototype requires each project to meet the 30% water use reduction prerequisite.

LEED-CI. The LEED CI rating system does not include this prerequisite.

WEp2: Indoor Water Use Reduction—20% Reduction and WEc2: Indoor Water Use Reduction

Intent. To reduce indoor water consumption.

LEED-CS. First Industrial's prototype requires their development projects to meet the 20% water use reduction prerequisite and goes further saving additional potable water by using WaterSense labeled fixtures.

LEED-CI. Tenants pursuing LEED-CI certification will need to meet the 20% water use reduction prerequisite. This prerequisite not only addresses toilets, urinals, lavatory faucets, pre-rinse spray valves and showerheads, but also appliances and process-water use. In addition to meeting the 20% performance threshold, teams must select WaterSense labeled fixtures for any fixture type that is eligible for the WaterSense label. The project must also meet prescriptive requirements for appliances and process water equipment, including clothes washers, dishwashers, pre-rinse spray valves, and ice machines. By employing these strategies for the tenant space, the tenant has the opportunity to achieve up to 12 points for WEc1: Water Use Reduction within the LEED-CI rating system.

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Goals for Tenant Water Fixtures:

- Low Flow Water Closets (1.1 gpf)
- Waterless Urinals or Pint Flush Urinals (0.125 gpf)
- Ultra-Low Flow Lavatories (0.35 gpm)
- Ultra-Low Flow Pantry Faucets (1.0 gpm)
- Ultra-Low Flow Shower Fixtures (1.25 gpm)

WEp3: Building-Level Water Metering

Intent. To support water management and identify opportunities for additional water savings by tracking water consumption.

LEED-CS. First Industrial's prototype requires each project to provide a water meter for each building.

LEED-CI. The LEED CI rating system does not include this prerequisite.

WEc4: Water Metering

Intent. To support water management and identify opportunities for additional water savings by tracking water consumption.

LEED-CS. First Industrial's prototype requires each project to install permanent water meters for two or more of water subsystems.

LEED-CI. The LEED CI rating system does not include this credit.

Energy and Atmosphere (EA)

EAp2: Minimum Energy Performance

Intent. To reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the building and its systems.

LEED-CS. First Industrial shall perform a whole building energy simulation using ASHRAE 90.1-2010 Appendix G and to prove compliance with the requirements for energy performance. First Industrial development projects include LED light fixtures inside the warehouse and speculative office spaces, as well as for site lighting. They also design the buildings with a high-performance envelope and base building mechanical equipment. With these strategies, First Industrial warehouse projects typically perform at least 30% better as compared to the baseline.

LEED-CI. Minimum Energy Performance of the tenant space is a prerequisite in the LEED-CI rating system EAp2. First Industrial tenants attempting LEED-CI are required to comply with the mandatory provisions and prescriptive requirements of ASHRAE 90.1-2010, as well as reduce connected lighting power density by 5% below ASHRAE 90.1-2010 using the space-by-space method or by applying the whole-building

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lighting power allowance to the entire tenant space, and install Energy Star appliances for at least 50% of eligible equipment. Tenants will benefit from the energy efficiencies of the base building systems but will not be automatically guaranteed credit compliance.

EAp3: Building-Level Energy Metering

Intent. To support energy management and identify opportunities for additional energy savings by tracking building-level energy use.

LEED-CS. First Industrial's prototype requires each project to install permanent meters for each utility.

LEED-CI. The LEED CI rating system does not include this prerequisite.

EAp4: Fundamental Refrigerant Management

Intent. To reduce stratospheric ozone depletion.

LEED-CS. First Industrial does not include any systems that use chlorofluorocarbon (CFC)-based refrigerants.

LEED-CI. Tenants attempting LEED-CI are required to comply with this prerequisite through the purchase of new HVAC equipment which contain no CFC-based refrigerants.

EAc2: Optimize Energy Performance

Intent. To achieve increasing levels of energy performance beyond the prerequisite standard and to reduce environmental and economic impacts associated with excessive energy use.

LEED-CS. First Industrial shall perform a whole building energy simulation using ASHRAE 90.1-2010 Appendix G and to prove compliance with the requirements for energy performance. First Industrial development projects include LED light fixtures inside the warehouse and speculative office spaces, as well as for site lighting. They also design the buildings with a high performance envelope and base building mechanical equipment. With these strategies, First Industrial warehouse projects typically perform at least 30% better as compared to the baseline.

LEED-CI. Tenants attempting LEED-CI can earn points for further enhancing energy efficiency. Compliance can be documented using a performance and prescriptive-based approach. If using a performance-based approach, an energy model will be required demonstrating at least a 4% savings over the referenced baseline. If pursuing the credit using a prescriptive-based approach, the following combined strategies will contribute toward further reductions in environmental and economic impacts for the LEED-CI project. Points are achievable across different areas of energy related systems as follows:

Optimize Energy Performance - Lighting Power. Projects can achieve up to four points for further reductions in lighting power density below ASHRAE 90.1-2010.

Recommendations for Tenant Lighting Systems:

- Use LED lighting within each of the interior spaces.

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Optimize Energy Performance - Lighting Controls. Projects that install lighting controls such as daylight and occupancy sensors can achieve up to two points in and contribute towards increased energy conservation.

Recommendations for Tenant Lighting Controls:

- Install daylight responsive controls in all regularly occupied spaces within 15 feet of windows.

Optimize Energy Performance - HVAC. Through increased HVAC equipment efficiencies and appropriate zoning and controls, which result in HVAC performance above ASHRAE 90.1-2010, projects are eligible for up to 2 points.

Recommendations for Tenant HVAC Systems:

- High SEER condensing units – minimum 14 SEER
- Demand ventilation controls with CO₂ sensors

Optimize Energy Performance - Equipment and Appliances. Selecting energy-efficient equipment and appliances, as qualified by EPA's Energy Star Program, can contribute to up to 2 points.

Materials and Resources (MR)

MRp1: Storage and Collection of Recyclables

Intent. To reduce the waste that is generated by building occupants and hauled to and disposed of in landfills.

LEED-CS. The First Industrial prototype requires each development project to provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials. Collection and storage areas are in separate locations. Recyclable materials include mixed paper, corrugated cardboard, glass, plastics, and metals. Also, First Industrial projects collect, store, and dispose batteries and electronic waste.

LEED-CI. Tenants attempting LEED-CI are provided with an easily accessible dedicated area for tenant recycling (paper, corrugated cardboard, glass, plastics, metals, batteries, and electronic waste). This is a prerequisite in the LEED-CI rating system (MRp1) and LEED-CI projects will earn this prerequisite due to the efforts of the base building.

Indoor Environmental Quality (IEQ)

IEQp1: Minimum Indoor Air Quality Performance

Intent. To contribute to the comfort and well-being of building occupants by establishing minimum standards for indoor air quality (IAQ).

LEED-CS. First Industrial projects will comply the requirements for ventilation and monitoring of Section 4 through 7 of ASHRAE Standard 62.1-2010, Ventilation for Acceptable Indoor Air Quality for the base building. Additionally, all outside air intake flows shall be monitored to ensure proper ventilation is being provided.

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LEED-CI. Tenants attempting this credit are required to supply minimum levels of ventilation through compliance with ASHRAE 62.1-2010 as well as supply direct outdoor airflow measurement devices capable of measuring the minimum outdoor air intake flow for variable air volume systems.

IEQp2: Environmental Tobacco Smoke Control

Intent. To prevent or minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke.

LEED-CS. First Industrial has prohibited smoking inside all of their buildings and prohibits smoking on any property from within 25 feet of entries and outdoor air intakes. The buildings do not have any operable windows.

LEED-CI. Tenants attempting LEED-CI will comply with this prerequisite, through LEED-CI IEQp2: Environmental Tobacco Smoke Control, due to the building's no smoking policy. Tenants are prohibited from smoking within the building and have been provided designated smoking areas which are at least 25 feet away from building entries and outdoor air intakes. Signage indicating that smoking is not allowed within 25 feet of all entrances will be provided for the buildings.

IEQc1: Enhanced IAQ Strategies

Intent. To promote occupants' comfort, well-being, and productivity by improving indoor air quality.

LEED-CS. First Industrial projects shall provide minimum efficiency reporting value (MERV) 13 filters in accordance with ASHRAE 52.2-2007 and 10' foot long walk-off mats at each main entrance to capture dirt and particulates entering the building. Walk off mats will also be provided connecting the office spaces and the warehouse areas. Additionally, interior cross contamination is prevented at all janitor's closets by sufficiently exhausting these spaces and creating negative pressure when the doors are closed. These closets also have self-closing doors and hard lid ceilings to also help to prevent contamination.

LEED-CI. Tenants attempting LEED-CI can achieve up to 2 points for installing a similar walk off mat or permanent entry way system at each main entrance; sufficiently exhausting any hazardous gases and containing the associated spaces with self-closing doors and deck-to-deck or hard-lid ceilings; and installing MERV of 13 or higher filters. Project teams have the option to select one of the following strategies to pursue another point under this credit: exterior contamination prevention; increased ventilation; carbon dioxide monitoring; or additional source control and monitoring.

IEQc2: Low Emitting Materials

Intent. To reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment.

LEED-CS. First Industrial development projects specify the installation of low emitting products, including paints and coatings, adhesives and sealants, insulation, composite wood, ceilings, flooring, and wall products.

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LEED-CI. Tenants attempting LEED-CI can use similar strategies to earn up to three points under this credit using LEED-CI v4.0 or v4.1.

IEQc3: Construction Indoor Air Quality Management Plan—During Construction (LEED-CI, IEQc3)

Intent. To promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction and renovation.

LEED-CS. The First Industrial warehouse prototype includes a standard Construction IAQ management plan for the construction and pre-occupancy phases to be implemented by each contractor and construction team. As a result, the base building provides a healthy indoor environment for tenants as they commence occupancy in their space. Measures taken as part of the IAQ plan included enclosed space ventilation, protection of absorptive materials from moisture damage, among other requirements from the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) guidelines.

LEED-CI. Tenants attempting LEED-CI may achieve one point, through LEED-CI IEQc3: Construction IAQ Management Plan, for developing and implementing their own IAQ management plan for the construction and preoccupancy phases of the tenant space.

SUSTAINABLE DESIGN RESOURCES

The following is a partial listing of major resources for sustainable design and LEED:

1. U.S. Green Building Council (USGBC) – www.usgbc.org
USGBC is the standard-writing body for the LEED Rating Systems. USGBC also provides education and other advocacy related to green building.
The LEED CI v4 Rating System can be downloaded at <https://www.usgbc.org/resources/leed-v4-interior-design-and-construction-current-version>
2. Green Building Certification Institute (GBCI) – www.gbci.org
GBCI is a third-party certification entity that provides reviews of LEED projects.
3. LEEDuser – www.LEEDuser.com
LEEDuser provides practical credit-by-credit advice for project teams working within the LEED rating system.
4. GREEN SEAL – Find green products & services
http://www.greenseal.org/FindGreenSealProductsandServices.aspx?vid=ViewProductDetail&cid=0&m_id=68
5. UL SPOT – <https://spot.ulprospector.com/en/na/BuiltEnvironment>
6. SCS Global - <https://www.scsglobalservices.com/certified-green-products-guide>
7. CRI – find CRI Green Label Plus Adhesive and Carpet Products
<https://carpet-rug.org/testing/green-label-plus/>
8. Declare - Find Red-List Free Products
<https://living-future.org/declare/>

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LEED for Core & Shell (v4.0)

Yes ? No

Integrative Process				Possible	1
1			Credit IPc1 Integrative Process (v4.1)		1
7	0	13	Location and Transportation		
		20	Credit LTc1 LEED for Neighborhood Development Location	up to	20
2			Credit LTc2 Sensitive Land Protection		2
			2 Option 1: Previously Developed		2
			Option 2: Meets Land Criteria		2
2		1	Credit LTc3 High Priority Site: Option 3	up to	3
			2 Option 2: Priority Designation		2
			Option 3: Brownfield Remediation		3
3		3	Credit LTc4 Surrounding Density and Diverse Uses	up to	6
			3 Approach 1: Development and Adjacency	2 to	3
			Approach 2: Transportation Resources	1 to	2
		6	Credit LTc5 Access to Quality Transit (v4.1)	up to	6
		1	Credit LTc6 Bicycle Facilities		1
		1	Credit LTc7 Reduced Parking Footprint (v4.1)		1
		1	Credit LTc8 Electric Vehicles (v4 and 4.1)		1
			Approach 1: Option 1: Charging Equipment (v4)		1
			Approach 1: Infrastructure (v4.1)		1
			Approach 2: Reduced Truck Idling (Warehouses v4)		1
2	1	8	Sustainable Sites		
Y			Pre-Req SSp1 Construction Activity Pollution Prevention	Required	
1			Credit SSs1 Site Assessment		1
		2	Credit SSs2 Protect or Restore Habitat	up to	2
		1	Credit SSs3 Open Space		1
		3	Credit SSs4 Rainwater Management (v4.1)	up to	3
			80th percentile		1
			85th percentile		1
			90th percentile		1
		2	Credit SSs5 Heat Island Reduction	up to	2
	1		Credit SSs6 Light Pollution Reduction		1
1			Credit SSs7 Tenant Design and Construction Guidelines		1
8	0	5	Water Efficiency		
Y			Pre-Req WEp1 Outdoor Water Use Reduction	Required	
Y			Pre-Req WEp2 Indoor Water Use Reduction	Required	
Y			Pre-Req WEp3 Building-Level Water Metering	Required	
3			Credit WEc1 Outdoor Water Use Reduction (v4.1)	Up to	3
			Approach 1: No Irrigation		3
		3	Approach 2: Reduced Irrigation	Up to	3
4		2	Credit WEc2 Indoor Water Use Reduction (v4.1)	Up to	6
			Approach 1: Urinals in Office suite only		3
		4	Approach 2: Urinals in Warehouse; Urinals throughc		4
			Approach 3: Fixtures not defined above	up to	6
		3	Credit WEc3 Cooling Tower and Process Water Use	Up to	3
1			Credit WEc4 Water Metering		1

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Yes	?	No	Energy and Atmosphere			Possible	38
Y			Pre-Req EAp1 Fundamental Commissioning and Verification			Required	
Y			Pre-Req EAp2 Minimum Energy Performance			Required	
Y			Pre-Req EAp3 Building-Level Energy Metering			Required	
Y			Pre-Req EAp4 Fundamental Refrigerant Management			Required	
3		3	Credit EAc1 Enhanced Commissioning				6
			3 Option 1: Path 2: Enhanced Cx				3
15	3		Credit EAc2 Optimize Energy Performance				18
		1	Credit EAc3 Advanced Energy Metering				1
		2	Credit EAc4 Grid Harmonization				Up to 2
		3	Credit EAc5 Renewable Energy				Up to 3
		1	Credit EAc6 Enhanced Refrigerant Management				1
	2		Credit EAc7 Green Power and Carbon Offsets				Up to 2
7	4	3	Materials and Resources			Possible	20
Y			Pre-Req MRp1 Storage and Collection of Recyclables			Required	
Y			Pre-Req MRp2 Construction and Demolition Waste Management Planning			Required	
1	2	3	Credit MRc1 Building Life-Cycle Impact Reduction (v4.1)				Up to 6
1	1		Credit MRc2 Building Product Disclosure and Optimization - EPD (v4.1)				Up to 2
			1 Option 1: Material Ingredient Reporting				1
			1 Option 2: Material Ingredient Optimization				1
1	1		Credit MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials (v4.1)				Up to 2
2			Credit MRc4 Building Product Disclosure and Optimization - Material Ingredients (v4.1)				Up to 2
			1 Option 1: Material Ingredient Reporting				1
			1 Option 2: Material Ingredient Optimization				1
2			Credit MRc5 Construction and Demolition Waste Management				Up to 2
4	2	4	Indoor Environmental Quality			Possible	10
Y			Pre-Req IEQc1 Minimum IAQ Performance			Required	
Y			Pre-Req IEQc2 Environmental Tobacco Smoke Control			Required	
	2		Credit IEQc1 Enhanced IAQ Strategies				1 to 2
			1 Option 1: Enhanced IAQ Strategies				1
			1 Option 2: Additional Enhanced IAQ Strategies				1
3			Credit IEQc2 Low-Emitting Materials (v4.1)				Up to 3
1			Credit IEQc3 Construction IAQ Management Plan				1
		3	Credit IEQc4 Daylight				3
		1	Credit IEQc5 Quality Views				1
5	0	1	Innovation			Possible	6
1			Credit INC1.1 Innovation: Purchasing - Lamps (EBOM)				1
		1	Credit INC1.2 Innovation				1
1			Credit INC1.3 Innovation: PBT source reduction - lead, cadmium and copper				1
1			Credit INC1.4 Exemplary Performance				1
1			Credit INC1.5 Exemplary Performance				1
1			Credit INC2 LEED Accredited Professional				1
2	1	1	Regional Priority			Possible	4
	1		Credit RPr1 SSs6 Light Pollution Reduction				1
1			Credit RPr1 EAc2 Optimize Energy (min 8 points)				1
1			Credit RPr1 SSs7 Tenant Design and Construction Guidelines				1
		1	Credit RPr1 EAc5, LTc6 or SSs2				1
54	13	45	TOTAL			total possible	110

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