Projects Pursuing LEED Credits

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Wells precast concrete systems support LEED certification through verified Environmental Product Declarations, reduced embodied carbon mix designs, inherently low-emitting materials, high construction waste diversion by weight, and durable building envelope solutions that enhance long-term life-cycle performance.

MR Credit: Building Product Disclosure & Optimization – Environmental Product Declarations

Precast concrete products manufactured by **Wells** contribute to this credit through the availability of third-party verified Environmental Product Declarations (EPDs) developed in accordance with ISO 14025 and EN 15804. Wells precast concrete components are permanently installed building materials and represent a significant portion of the project's material volume.

Manufacturing occurs in controlled plant environments, enabling consistent mix designs, accurate life-cycle inventory data, and repeatable production processes. Wells' EPDs support project compliance with LEED v4/v4.1 requirements for product transparency and disclosure.

MR Credit: Building Product Disclosure & Optimization – Embodied Carbon Optimization (LEED v4.1)

The project incorporates **Wells precast concrete systems with optimized mix designs** that demonstrate reduced Global Warming Potential (GWP) relative to industry benchmarks. Embodied carbon reductions are achieved through the use of supplementary cementitious materials (SCMs), Portland Limestone Cement (PLC), and mix optimization strategies that maintain structural and durability performance.

Wells' precast manufacturing process further reduces embodied carbon through material efficiency, minimized waste, and quality-controlled production. These strategies contribute to documented GWP reductions and support the embodied carbon optimization pathway under LEED v4.1.

MR Credit: Building Product Disclosure & Optimization – Sourcing of Raw Materials

Wells precast concrete products contribute to responsible sourcing through the use of recycled content, including slag cement and/or fly ash, and regionally sourced raw materials such as aggregates and cementitious constituents. Precast elements are manufactured within the LEED-defined regional radius, reducing transportation impacts and supporting regional material supply chains.

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MR Credit: Low-Emitting Materials

Wells precast concrete products comply with LEED Low-Emitting Materials requirements. Concrete, grout, mortar, and masonry products are inherently non-emitting and do not contain

volatile organic compounds (VOCs) that negatively impact indoor air quality. No additional emissions testing is required for these materials.

MR Credit: Construction and Demolition Waste Management

The use of **Wells precast concrete systems** significantly reduces construction waste by shifting fabrication from the jobsite to a controlled manufacturing environment. This approach minimizes formwork waste, excess material generation, and field modifications.

Concrete waste generated during production or installation is recycled or reused where feasible, including the recovery of returned concrete for use as recycled aggregate. Due to concrete's high material weight, these practices contribute substantially to landfill diversion rates by weight.

EA Credit: Optimize Energy Performance (Supporting Narrative)

Wells precast insulated wall systems contribute to improved building energy performance through the integration of thermal mass, continuous insulation, and tight construction tolerances. These systems reduce air infiltration, limit thermal bridging, and moderate temperature fluctuations, supporting lower heating and cooling loads. These performance attributes are reflected in the project's energy modeling.

Whole-Building Life-Cycle Assessment (Supporting Narrative)

Wells precast concrete systems support whole-building life-cycle performance objectives through durability, long service life, and reduced maintenance requirements. Factory-controlled production improves quality and consistency, reducing the likelihood of premature replacement and lowering life-cycle environmental impacts over the building's design life.

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