

An aerial photograph of a modern building featuring a large, lush green roof. The roof is covered in various types of plants, including tall grasses and small flowers. Several large, square skylights are visible on the roof. To the left of the roof, there is an outdoor seating area with wooden tables and chairs. The building is surrounded by trees and other greenery.

2017

CORPORATE STEWARDSHIP REPORT

LEASE CRUTCHER
Lewis

Pine Street Group Via6 Apartments

EVERY DECISION. EVERY DETAIL. EVERY DAY.

LEASE CRUTCHER
Lewis



MESSAGE FROM THE CEO

It's my privilege to share Lease Crutcher Lewis' **Corporate Stewardship Report**.

With a 131-year history of giving back to the communities we help build, we are committed to making a positive impact, EVERY DAY. Corporate social responsibility requires a concerted effort and company-wide community awareness in order to target critical needs within our communities.

Our stewardship focuses on three key platforms: supporting impactful non-profit organizations, advancing sustainability, and promoting diversity and equity within our industry. Lewis employees regularly volunteer their time repairing homes for elderly people, collecting food for hungry families and advocating for health services for low income people—to name a few causes. With a focus on sustainability and significant work with community organizations, educators and health care providers, our projects enhance quality of life and make efficient use of the earth's resources. Lewis has a diverse workforce through every level of our organization and is active with several non-profit community organizations that improve lives in the communities that we serve throughout the Pacific Northwest.

"Do the right thing" is a mantra at Lewis—handed down through five generations of leadership. This speaks to the honesty, integrity and commitment found in the way we run our business and the way Lewis employees live and interact within our communities. Our core value of Fulfillment supports this ethos, and our employees often remind us how this empowered stewardship enriches their lives.

The intent of this report is to elevate awareness among our clients, business partners and employees when it comes to community stewardship, and provide a means for benchmarking and measuring our collective efforts.

I'm proud of the contributions Lewis and our employees have made to enhance the communities in which we live, work, play and build. As an organization dedicated to continual improvement, we look forward to updating this CSR, refining our focus on the needs in our communities, and measuring our progress.

In closing, I challenge each of us to often ask ourselves:

What can I do to make a positive impact in my community, today... this month... this year?

Bart D. Ricketts



Chief Executive Officer

IN THE COMMUNITY

Community Stewardship

Community stewardship is a core element of Lewis culture, and we're humbled by the roles we play as volunteers in the communities we help build. Lewis encourages employees to be active participants in our communities and supports their passion for playing a role in meaningful organizations. Our corporate giving and employee charitable contribution matching programs fund a broad range of community organizations and facilities, including education, healthcare and environmental conservation.

Employee Contributions + Volunteer Matching

Lewis matches each employee's charitable contributions, up to \$500 annually, and provides paid time off for volunteer work, up to 20 hours a year.

Lewis recognizes our employees' involvement in worthy causes and strives to support their charity of choice, whether it's matching financial donations or encouraging the company as a whole to actively participate.

Mary's Place

Mary's Place helps homeless women, children, and families reclaim their lives by "providing shelter, nourishment, resources, healing and hope." The need to address homelessness has never been greater, and this is an outstanding organization. Our support is a mix of personal and corporate – as a company we have donated funds, filled event tables, and welcomed speakers to present to our all-hands Quarterly Meeting, and at the personal level Lewis employees have stepped up as volunteers. Similar approaches have engaged staff participation with organizations such as Seattle Children's, Fred Hutch, and Northwest Harvest.

REACH Community Development

Lewis has partnered with REACH's Community Builders program many times over the last two decades. We have participated in several workdays—painting homes, clearing debris and performing repairs for elderly, disabled and low-income residents of Portland.



Helping our Community Members

In 2015 we volunteered with REACH to help Mr. Margolis, a senior citizen living in SE Portland, with a yard clean-up project, clearing overgrown brush and trees.

We received a kind letter from Mr. Margolis:

"I'm writing to thank you for volunteering your time and labor to remove the gargantuan blight and eyesore that in recent years had blemished my neighborhood and all but swallowed up my house...I am certain that the contributions you make to others are equally powerful in their impact, even if you don't know it. What you do goes beyond the physical results of your hard work; it makes your beneficiaries feel gratitude, hope and an appreciation of community..."

IN THE COMMUNITY

Obliteride

Lewis is a founding sponsor of Obliterate, Fred Hutchinson's bike ride to raise funds for cancer research. Since the event's inception in 2013, we have engaged hundreds of riders and volunteers and raised nearly \$850,000.



Obliteride participants share their reason for riding

Gifts for Foster Children

For several years, Lewis has contributed to a toy drive for local foster children in partnership with the Sponsoring Children of Today, Tomorrow and Yesterday Foundation. Toys are collected for the Oregon Department of Human Services and Child Welfare to provide gifts to foster children around the holiday season. In 2016, employees collected more than 100 toys for children and gift cards for teens in the foster system.

Beltown Crush

Lewis was a sponsor of the 2016 Belltown Crush, a community gathering in the district where our Seattle main office resides. Event proceeds went to the Plymouth Housing Group, a non-profit provider of affordable housing.

Playworks

For the last three years Lewis has sponsored a team to participate in Playworks' corporate kickball tournament and raise funds for their giving program. In 2016 this fundraiser netted \$38,500, enabling 16,500 Portland area children in low-income schools to have access to a conflict resolution program, teaching about safe and inclusive play.

Winter Light Festival

Lewis sponsored the Portland Winter Light Festival in 2016. The event is a free, community-wide annual winter arts festival that focuses on light-based installations, projections, performances and activities that expand the boundaries of art and technology.

Blood Drive

The Portland Lewis main office holds an annual American Red Cross blood drive. The Red Cross reported that our most recent effort had the potential to save up to 51 lives.

NAIOP Community Enhancement Project

This philanthropy provides needed upgrades and maintenance to worthy community facilities in the Seattle area. For several years, Lewis has supported this annual effort through donating volunteer hours, tools and materials. In 2016 we helped build a community garden at New Start High School in Burien. Our team was able to donate their time as well as their building talent, to construct a garden gate and flower boxes.



IN THE COMMUNITY

Meals on Wheels

Lewis volunteered with Meals on Wheels in Lane County once a week for six months in 2016. A team delivered meals to seniors and those with disabilities, delivering up to 25 meals in each three-hour shift.



Project Manager Tanner Perrine delivering Meals on Wheels

Philanthropy

Lewis is committed to giving back to the communities where we build. We are very active with a wide range of nonprofit organizations in the Pacific Northwest and have made contributions to the following organizations, among others, in the last three years.

ACE Mentor Program
AFO Board Contribution & Endowment
Alder Street Learning Center
ALS Association
American Cancer Society
American Diabetes Association
American Heart Association
Architecture Foundation of Oregon
Beaverton Arts Foundation
Bikeworks
Boy Scouts of America
Boys & Girls Club

Campus Crusade for Christ
Candlelighters for Children with Cancer
Capital Hill PTA
Cascade Bicycle Club
Cascade High School Robotics
CBRE - Big Bro Big Sis & Gilda's Club
Center for Architecture Foundation
Cheetah Conservation Fund
Chelsea Hicks Foundation
City Investors
De La Salle North Catholic HS
Fred Hutchinson Cancer Research Center
Friends of the Children
Friends of Waterfront Seattle
Greater Seattle Chamber of Commerce
Greenhill Humane Society
Group Health Foundation
Historic Seattle
Human Solutions
I Have a Dream Foundation
International Community Health Services
John J. Zupan Foundation
Lake Oswego Schools Foundation
Lane Community College Foundation
March of Dimes
Meals on Wheels
Medical Teams International
National Association of Women in Construction
Neighborcare
Obliteride
OHSU Foundation
Oregon Food Bank
Oregon United Against Discrimination
Oregon Zoo Foundation
OSU Foundation
Pacific Northwest Diabetes Research Institute

IN THE COMMUNITY

Pediatric Brain Foundation
Playworks
Plymouth Housing
Portland Community College Foundation
Portland Institute for Contemporary Art
Portland State Center for Real Estate
Portland State University Foundation
Providence Creating Hope
Providence Portland Medical - Festival of Trees
PSU Design/Build Institute
Recovery Cafe
Runstad Center for Real Estate
Salvation Army
Scotty Foundation
Seattle Aquarium
Seattle Art Museum
Seattle Cancer Care Alliance
Seattle Children's Research Institute
Seattle Opera
Seattle Public Schools
Seattle Symphony
Seattle University
Self Enhancement Inc.
Serendipity Center
Sisters of Mary Foundation
Social Venture Partners
Solar Oregon

Tacoma School District
Treehouse
Tualatin Youth Baseball
United Way
University of Oregon Foundation
Urban Land Institute
US Green Building Council
Victory Academy
Virginia Mason
Washington State University
Westbound Youth Basketball
Woodburn Junior Basketball Club
Woodland Park Zoo
YMCA
Young Life

2014 Charitable Contributions Total: \$131,181

2015 Charitable Contributions Total: \$164,926

2016 Charitable Contributions Total: \$192,525



Lewis Obliteride Participants

SUSTAINABILITY

Reducing our Carbon Footprint

Our business practices and corporate philosophy aim to promote health and environmental sustainability, as well as limit the adverse impacts that construction can have on the environment. The following are examples of Lewis' commitment to environmental stewardship in how we live and work.

- Recycling and the use of recycled materials is a priority in our daily activities in our offices and jobsites. We aim to use best practices in recycling as much as possible, using office supplies with recycled content and transmitting information digitally, rather than printing, whenever possible.
- In 2013 we commissioned a carbon footprint study and determined 69% of our greenhouse gas emissions resulted from employees commuting. As a result a transportation program was implemented to discourage single car occupancy commuting. Transit passes are issued to employees, and the company actively promotes the use of Zipcar, Uber and bike riding.
- Our offices are designed to limit energy consumption and water use, maximize the use of natural light and minimize the consumption of construction materials. Additionally, our main offices are only cleaned with Green Seal Certified, non-toxic cleaners, per the green housekeeping plan developed by Lewis management. This provides a healthy environment for our people and reduces the environmental impact of maintaining the space.

Materials & Energy Consumption

Recycling and the use of recycled materials is a priority in our daily activities in our offices and jobsites. We aim to use best practices in recycling as much as possible, using office supplies with recycled content and transmitting information digitally, rather than printing, whenever possible. We also use energy star equipment and appliances with sleep mode to reduce energy consumption.



LEWIS' UNION STABLES OFFICE

We are committed to practicing what we preach: we help our clients build responsible and environmentally friendly buildings, so we lead by example by using sustainable practices in our own offices.

When we were looking for our new Seattle office, Union Stables caught our attention not only for its location, large floorplates to facilitate our collaborative style, and environmentally-friendly potential.

Originally built in 1909 as a livery for the working horses of Seattle, Union Stables was transformed into a modern sustainable office building in 2015. Our office is housed on the fourth and fifth floors and achieved LEED Platinum, and the building as a whole achieved LEED Gold.

Reuse is inherently sustainable, so Lewis kept the original timber and masonry structure intact and uncovered. New construction was limited to seismic upgrades and a penthouse addition surrounded by a deck and green roofs. We reclaimed 127,000 board feet of lumber for finishes and utilized energy efficient windows and HVAC.

We monitor consumption with an energy dashboard and are currently tracking better than our EUI goal of 40.

Lewis' "Beyond LEED" Initiative

Lewis is a leader in sustainable construction. We have focused on sustainability for decades, long before LEED came into being. Early projects included the Lillis Business Complex at University of Oregon and The Allison Inn & Spa. More recent projects include the first LEED Platinum collegiate residence hall in the nation at Western Oregon University, as well as Union Way in Portland. "Beyond LEED" is an initiative that takes our sustainability expertise to a new level and considers the environmental impact of facility operations as well as construction. Our goals include:

Education

Provide continuous sustainability training to our staff, including the latest changes in energy codes and innovations in energy efficient systems and LEED.

Community Leadership

Participate in innovative projects and programs like "2030 District" and "Salmon Safe."

Live Green

Our jobsite administration is 75% paperless and 98% of construction waste is recycled on our jobs. We continually analyze the way in which we consume energy to creatively find solutions for ways to further reduce our carbon footprint.

Produce High Performing Buildings

We advise clients to optimize all aspects of design, which includes a focus on high-efficiency energy performance. Our goal is to help our clients achieve sustainable outcomes beyond the construction phase. We've guided clients through lifecycle costs analysis, developed programs to help students analyze the energy consumption of buildings, and continually strive to foster a culture that thinks wholly about construction to mitigate its environmental impacts.



Lewis constructed the Center for Engineering at PSU, which outperforms Oregon energy code by 45%. With an innovative geothermal heating and cooling system, high-efficiency building envelope and lighting, day-lighting controls and occupancy sensors, this building ranks as one of the top LEED certified buildings on the West Coast.

Salmon Safe Accreditation

Lewis was among the first construction companies in the region to receive Salmon-Safe accreditation for pollution prevention in large-scale construction. That means our project teams ensure the water leaving our jobsites is not harmful to salmon and their habitat. From senior management to our subcontractors, we closely manage pollutants onsite and cultivate accountability surrounding environmental awareness beyond the jobsite. We are currently implementing Salmon-Safe standards on five projects and have successfully completed 10 Salmon-Safe projects over the past four years.



100 Best Green Company

Lease Crutcher Lewis has consistently been identified as one of the 100 Best Green companies in Oregon. The award recognizes that Lewis is a leader in using sustainable choices in our daily work practices.



Reducing the Environmental Impact of Buildings

Our team has built some of the most sustainable buildings in the Pacific Northwest and implemented the latest advanced green-building technologies engineered to date. The result is unparalleled expertise when it comes to designing, estimating, installing and commissioning sustainable systems. Lewis has constructed many advanced sustainable buildings with unique strategies over the last decade; recent examples include:

University of Washington Discovery Hall

We constructed this nearly 80,000 square foot building for University of Washington's science, technology, engineering and mathematics departments. Sustainability was a priority in the construction of this project, but we far exceeded our goals. Energy use in the building has been tracked for the two years since project completion, and data revealed that the building is performing more efficiently than expected in its use of chilled water and electricity. These results were achieved through a chilled beam system for HVAC, operable windows to provide an energy-free cooling and airflow option, displacement ventilation to condition public assembly areas, and daylight harvesting and occupancy sensors to reduce artificial lighting needs.



Oregon Zoo Elephant Lands

Lewis was tasked with building a space for the Oregon Zoo's resident Asian elephant herd that would nurture their intelligence while fostering activity. The project was built for LEED Silver Certification and received runner-up honors for Sustainable Project of the Year at the Portland Business Journal's 2015 Better Bricks awards ceremony. The project features the first commercial use of cross-laminated timber (CLT) in a structural application in Oregon. CLT is formed using planks of wood laminated together in a cross hatch pattern into large sheets. The robust material, constructed of sustainably harvested wood, offers notable thermal performance and yields minimal construction waste.

Additional sustainable features include a rainwater harvesting system, a solar array for generating electricity and heating water, a green roof for stormwater management, and a horizontal geothermal loop system that stores heat created as a by-product of cooling the polar bear swimming pools for use within Elephant Lands. The solar array generates about 20,000 kilowatt-hours of power annually without generating carbon dioxide. The solar-heated water warms and stores 1,000 gallons without the use of natural gas.



UW Discovery Hall and Oregon Zoo Elephant Habitat

SUSTAINABILITY

UO Erb Memorial Union

Lewis completed the modernization of the Erb Memorial Union (EMU) at the University of Oregon. The EMU utilizes many sustainable features, including energy efficient materials, water conservation methods and expansive green space. The high performance building envelope was selected to provide additional energy savings over time, estimated to be 35% better than Oregon Code. Further, on-site renewable energy sources are projected to provide 3% of the building's overall energy requirements. The heavy timber structure reduced the project's CO2 emissions by nearly 50%.

During demolition of a portion of the building, Lewis worked closely with the demolition subcontractor to develop a plan to divert and reuse waste created during this stage of the project. Nearly 4,000 tons of concrete used in the structure of this building was broken down into smaller pieces of material to be reused as structural fill during the renovation. Additionally, throughout demolition all steel and mixed-debris were recycled, resulting in approximately 99% of all demolition debris being diverted from landfills.

Via6 Apartments

Lewis constructed two 24-story towers for Seattle's Via6 apartments. The 653 apartments are primarily one-bedroom and studio apartments, designed for efficiency and high quality while remaining affordable to young professionals. The project achieved LEED Gold through many sustainable efforts. Building-wide features include motion sensors in community spaces to reduce waste of heating and lighting, a green roof, a heat recapturing system, and bi-storing chutes for trash and recycling. Additionally, an oversized rainwater detention tank provides water for onsite irrigation in the summer, and a deep well located underneath the garage deposits excess rainwater back into the ground (rather than transferring it to a municipal treatment) during the winter. Apartments were made to be sustainable for residents through built-in clotheslines and high-efficiency mechanical systems.



UO Erb Memorial Union

LEED Certifications Awarded

To date, **Lewis has more than 100 LEED projects built or underway.** The following chart reflects those projects that are certified or pending certification.

LEED Certifications	Number of Projects
LEED Equivalent	19
LEED Certified	5
LEED Silver	17
LEED Gold	36
LEED Platinum	7
Pending Certification	22

LEED Accredited Professionals

With **42 LEED accredited professionals on staff**, and many others with significant experience in green construction, Lewis has a depth of resources that enable us to meet our clients' specific sustainability goals.

EQUITY & DIVERSITY



Promoting Workplace Diversity

At Lewis, **Respect** is a core value. We are committed to promoting equity in contracting and creating a resilient, sustainable local economy. Lewis' Diversity & Equity Committee initiative aims to create and sustain a business team and partnerships that value and reflect the broad diversity and strengths in our community. One of the objectives of this initiative is to increase diversity among our workforce and within the industry at large, thereby fostering equity and innovation and broadening the field of skilled craftspeople and construction professionals.

The following activities are intended to broaden diversity within our organization:

- We recruit at colleges and universities that have diverse enrollment to increase the number of minority and women candidates considered for jobs.
- Mentorship is proven to be one of the best ways to ensure success in the workplace for minorities and women. Our education and training committee has developed a formal mentorship program, "Pass the Torch," with a focus on advocacy, coaching and technical development.
- Lewis broadly supports organizations and efforts that promote inclusion. For example, we teamed with Oregon United Against Discrimination in 2014 to campaign against a proposed ballot measure that would have allowed businesses to deny goods and services to gay citizens. Opposition caused sponsors to withdraw their petition for the measure.



Workplace Demographics

Lewis strives to cultivate and maintain a diverse workforce. We currently employ women and minorities in every work classification—ranging from carpenters and field workers to project managers and executives. Our employees range in age from 19 to 70 years old, with nearly equal distribution among the Baby Boomer, Gen X and Millennial generations. We employ men and women of various sexual orientations and provide benefits for domestic partners.

Our staff includes individuals from five continents, as well as native speakers of Spanish, Gujarati, Korean, Mandarin, Russian and Dutch.

Workforce Development

Our people are passionate about the work they do, whether it's in the field or office. We participate in many programs to provide career development opportunities and teach young people about careers in our industry, as well as programs to support those who are interested in the industry but face barriers to entry.

EQUITY & DIVERSITY

Mentorship Programs

Lewis employees have been highly involved with ACE Mentorship since the program's inception, offering advice and counsel to dozens of minority and disadvantaged high school students over many years. Our employees have taken great pride in sharing the exciting careers that are available in construction. A new feature of the program is after-school mentoring for high school students in various disciplines. Lewis has gone on to hire two mentees as interns during their undergraduate careers.



Removing Barriers to Students at RHS

During our Roosevelt High School project in Portland, we worked with a construction class at the underserved school to teach students about career opportunities in construction. We also provided safe footwear for student jobsite tours. A recent thank-you letter from liaison Sue Brent was accompanied by a student thank you card with original artwork on the cover (pictured above). Sue wrote, "The gift of boots has allowed students access to the RHS construction site on several occasions since their arrival. You have removed a barrier based on poverty that will allow students to explore the various construction trades as they determine next steps after high school. Thank you!"

Additionally, Lewis supports several pre-apprenticeship training programs, including Seattle Vocational Institute, Apprenticeship & Non-Traditional Employment for Women, and Pre-Apprenticeship Construction Education. We provide jobsite tours, building supplies, guest lectures and financial aid.

Oregon Tradeswoman Career Fair

Lewis employees volunteer at the Oregon Tradeswomen Career Fair and Tradeshow every year. This three-day event provides female career seekers the opportunity to meet tradeswomen, use tools from the trades, and learn about apprenticeships in construction.

Externship with AGC

In 2016 Lewis participated in the Educator Externship program sponsored by AGC and the Construction Workforce Coalition. The program introduces 10 high school educators to all facets of the construction industry over the course of two weeks. The goal is to provide them with the tools and knowledge to educate their students about the construction industry and the wide range of career paths that it can provide. Our team led tours at two of our jobsites and gave presentations about construction careers in accounting, human resources, and general office management.



Educator jobsite tour with the Educator Externship program

EQUITY & DIVERSITY

Equity in Contracting

Lewis actively promotes equity in contracting. We welcome—and proactively recruit—people of diverse backgrounds on our work crews and in our management teams. We participate in local organizations promoting diversity in the industry, including the National Association of Minority Contracting and Oregon Association of Minority Entrepreneurs, and seek to mentor disadvantaged businesses. Additionally, we have recognized that the high cost of construction equipment can be a barrier of entry into the industry for small businesses. Therefore, we have initiated equipment sharing opportunities for small businesses, including MWESB firms, to mitigate that potential obstacle.

COCC Residence Hall

Lewis built this student housing complex for Central Oregon Community College in Bend. We were proactive in our outreach to the local workforce through direct invitation, communication with local subcontractors, advertisements in local publications and plan centers and the development of smaller scope bid packages. The project team awarded 23 out of 36 bid packages to local subcontractors in the Bend and Redmond area, representing 81% of the cost.

Building Cure

Building Cure is a 13-story medical research laboratory in construction for Seattle Children's Research Institute. Our goals include maximizing opportunities for disadvantaged businesses (DBEs), and a diverse workforce. For DBEs, in addition to an intensive outreach program, we are tailoring work packages to match their strengths, coaching firms through the selection process, inviting firms to present their proposals in person, and mentoring firms as they join the team. We are also working with first-tier subcontractors to include small firms in their work. Initial results are promising including the selection of Inland Waterproofing and Pro-Bell, both woman-owned small businesses. To support worker diversity, we are volunteering with pre-apprenticeship programs to support the programs and identify candidates, working with the unions so we can hire those people, and assigning a mentor to each individual.

Boeing

Our large volume of work with Boeing throughout the Northwest includes significant participation by diverse firms, a priority for both Lewis and Boeing. We often contract 20-50% of a Boeing project's value to small, minority-owned, women-owned, and veteran-owned firms. Working together has helped Lewis consistently achieve strong project outcomes, while also improving our roster of high-performing subcontractors for competitive bidding for all clients.

UO Erb Memorial Union

We constructed major renovations and a new addition to the Erb Memorial Union at University of Oregon. Lewis teamed with Colas Construction, one of the few African American owned commercial general contractors in Oregon. Colas worked with us as an integral part of the team, providing constructability review and budget options analysis in preconstruction, and a dedicated project engineer in construction, focused on the interior demolition and reconstruction work. In addition to building a lasting relationship with Colas Construction, 43% of the overall construction volume was awarded to MWESB firms.

MWESB Participation

Lewis continually participates in recruitment and engagement activities with MWESB firms. Our team is skilled at implementing outreach, workforce training, hiring and direct solicitation programs. **As much as 26% of all subcontracted value has been awarded to MWESB subcontractors in recent years.**

Through our concentrated recruiting and mentoring efforts, we have subcontracted significant value to MWESB firms. Below is our yearly quantified value of MWESB participation.

2014	\$51,712,884
2015	\$73,794,553
2016	\$77,058,003
	\$202,565,440