



Leed® Compliance Document

23.01.2024

IT06-24012305

IT06-24012306

Office furniture



contributes to
MRC4,MRC6
MRC2,EQC9
credits (v4.1 ID+C)
IT06-24012305



contributes to
MRC3,MRC5,EQC9
credits (v4.1 NC)
IT06-24012306

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Alea

Environment and sustainability

1. Alea

Founded in 1973, Alea has become one of the most active office furniture companies on the international market.

Our mission is to furnish work spaces with beautiful, comfortable and inspiring solutions. Places where people feel good.

We offer a wide range of high quality products, from executive desks to workstations, from reception desks to storage units, all characterised by careful research into design and materials. In addition to our standard products, we can offer specially designed solutions to meet the specific requirements of our customers.

We still maintain a family-run structure, consisting of several departments distributed between the head office in Sarone and the production unit in Sacile, both in the province of Pordenone.

Since 2001 we have a North American office in Miami. Our showrooms are located in Paris, London and Milan, as well as numerous dealers all over the world. We are present in more than 90 countries.

The production plant is located in one of Europe's most important industrial districts, which contributes to providing rapid and professional responses to the demands of international markets. We combine high quality materials with an effective production organisation that operates according to the logic of 'just in time', coordinating a group of suppliers that allow us to give our customers a rapid response to even the most complex requests. Alea is 100% Made in Italy.

We have always responded to requests for tailor-made projects thanks to a team dedicated to accommodating these special solutions.

Our designers and technicians develop each individual project to maximise design and functionality. Over the years they have created new products in collaboration with the most established and prestigious design studios around the world. Their extensive knowledge of the production process makes them masters at turning ideas into real products.

But our response to contract needs does not stop there.

In 2021, a year of change in a fast-paced world, we launch a new challenge. Alea Design+build is a division specialising in customised 360° response.

From concept to final execution, Alea Design+build was created with the intention of supporting you from start to finish to achieve ambitious results: organisational and real estate consultancy services; project management, interior design, space planning, procurement and general contractor activities, realisation of turnkey projects and fitting out of private residences, retail and commercial spaces, offices, public buildings and real estate in the widest sense of the term.

Alea recently enriched its offer with the m | artedesign and Alea Seating Solutions catalogues: these products are distinguished by the creation of new shapes with an intimate and personal design. The careful attention to detail and the excellent quality of its products fits in perfectly with Alea's business idea. Furniture, pods, structural elements and seating are Alea's complete proposal to help you tell your story.

Alea firmly believes in sustainable business and a focus on environmental impact and workers' health.

The pursuit of these principles leads our company to focus its efforts on the eco-friendly development of production processes and end products. In fact, one of our priorities is constant research into the use of recyclable materials.

Alea has certified its quality process according to the UNI EN ISO 9001 standard and obtained the UNI EN ISO 14001 certificate for environmental management. We have also obtained UNI ISO 45001 certification - on occupational health and safety assessment. Upon customer request, Alea can supply FSC® certified products (License Code FSC-C118323) according to the FSC-STD-40-004 standard.

Always attentive to environmental initiatives, Alea guarantees the use of 85% recycled cardboard for its packaging, and easily separable and recyclable protective elements. Alea's recycled cardboard packaging is marked with the Ecopack logo, emphasising this initiative which significantly reduces the impact on the environment.

Company certificates can be viewed at this link:
<https://www.aleaoffice.com/en/sustainability>

2. Product categories

This document considers furniture and accessories for the interior furnishing of the office environment, operational, executive workspaces, meeting and coworking rooms. Alea distinguishes its furniture production in the following categories:

WORKSTATIONS: desks and workstations for single or multiple workstations, the finishes are very similar for the various models, the products differ mainly in geometric design.

The various types can be viewed here: <https://www.aleaoffice.com/en/furniture/workstations>



EXECUTIVES: desks and furniture for managerial solutions; the shapes are enriched by fine materials, the finishes are very similar for the various models, the products differ mainly in geometric design. Painted wood finishes are not considered for LEED mapping purposes. The various types can be viewed here: <https://www.aleaoffice.com/en/furniture/executive>



TABLES: for meeting rooms, relaxation areas, lounges, occasional meeting stations, Alea tables are designed to meet all possible needs within the office space (co-working). They have geometric shapes and finishes coordinated with the operative and executive desks. Here you can see the various types: <https://www.aleaoffice.com/en/furniture/tables>



STORAGES: these are functional filing/storage elements. Their shapes are designed to match all types of furniture, from the managerial office to the operative office, including meeting or reception rooms. You can consult the various types here: <https://www.aleaoffice.com/en/furniture/storage>



There are also other product categories that are related to those mentioned above, like **RECEPTION, BOOKCASES, PARTITIONS, ACCESSORIES.**

3. RATING LEED® SYSTEM

From: USGBC, GBC ITALIA

LEED® - Leadership in Energy and Environmental Design - is a voluntary building certification system that is applied in more than 140 countries worldwide. The LEED® standard was created in America by the U.S. Green Building Council (USGBC), a non-profit association founded in 1993, which now has more than 20,000 members and aims to promote and develop a global approach to sustainability, recognising virtuous performance in key areas of human and environmental health.

The LEED® standards, drawn up by USGBC, indicate the requirements for constructing buildings that are environmentally sustainable, both in terms of energy and the consumption of all the environmental resources involved in the construction process.

LEED® is a voluntary, consensus-based system for the design, construction and management of sustainable, high-performance buildings and territorial areas that is increasingly developing internationally; it can be used on any type of building and promotes an integrated design system that covers the entire building.

The certification is an independent, third-party verification of the performance of an entire building (or part of it) and/or urban areas. The internationally recognised LEED® certification affirms that a building is environmentally friendly and a healthy place to live and work.

By working on the entire process, from design to the actual construction, LEED® requires a holistic approach, otherwise the goals set will not be achieved. Only with an extensive integrated design and coordination effort can a harmonious building be created in all of the above areas.

The competitive advantages for those who adopt the LEED® standards, whether they are professionals or companies, are identifiable above all in the great final quality of the artefact (building), in the considerable savings in running costs that these buildings allow when compared with traditional buildings, and in the certification by a third party body.

LEED® certification, in fact, provides the market with a shared approach on which to base choices and a measurable standard for each aspect dealt with.

LEED® rating system is structured in a set of protocols (manuals) depending on the type of building to be certified. We will therefore have a protocol that certifies new constructions and major renovations (LEED New Construction, LEED NC, LEED BUILDING DESIGN AND CONSTRUCTION, LEED BD+C), a protocol for school buildings (LEED FOR SCHOOLS), a protocol that certifies the retail and interior of a building (LEED COMMERCIAL INTERIOR and LEED RETAIL), a protocol that certifies existing buildings (LEED EXISTING BUILDING OPERATION AND MAINTENANCE, LEED EBOM).

The layout of all these protocols is the same, since they are organised in the same areas, which are:

- Location & Transport (LT)
- Sustainable Sites (SS)
- Water Efficiency (WE)
- Energy & Atmosphere (EA)
- Materials & Resources (MR)
- Indoor Environmental Quality (EQ)

There are two more areas/chapters, but these are more related to the certification process:

- Regionality: more weight (points) is given to credits in specific geographical areas due to the strong relationship between territorial context and credit requirements;
- Innovation in design: aspects are emphasised that either are not considered in the specific protocol but are present in other protocols, or more points are given for exemplary performances in certain credits of the protocol. Everything is regulated precisely by the text of the manuals.

All these areas contain prerequisites and credits. The prerequisites are mandatory and do not give points, while the credits may or may not be chosen by the design team, but they are the ones that give the score, which must be achieved in order to obtain the certification level defined as a target by the certification.

Prerequisites and credits cover all aspects of a building, from installations, design details, soil permeability, drinking water consumption, the relationship of the site to the services close to the building or the availability of public transport. Some of these also relate to materials, in the sense that materials have characteristics that help the building meet requirements defined in prerequisites and credits. What was done in this document was firstly to identify possible credits that could relate to the ALEA products, and secondly to check their characteristics and documentation in line with the requirements. The credits to which the products could contribute are explained in the following paragraphs

LEED® RATING SYSTEM CERTIFIES BUILDINGS, IT DOES NOT CERTIFY BUILDING PRODUCTS OR COMPONENTS, BUT THESE CAN CONTRIBUTE TO MEETING THE REQUIREMENTS OF THE PROTOCOL AND CONSEQUENTLY HELP THE BUILDING TO SCORE.

This also implies that the product CANNOT have a score, the score is always and only of the building, but it can help the building to get the score.

As already mentioned, the following paragraphs will illustrate ALEA's excellence in relation to LEED® credits. As described earlier in the text, all protocols are structured in the same areas, and for the most part the credits are the same or similar. In this paper, for the sake of clarity and to avoid unnecessary (and possibly confusing) repetition. LEED NC New Construction and LEED COMMERCIAL INTERIOR protocols have been taken as references.

4. ALEA AND LEED® V4 CREDITS

In view of the high degree of customisation that ALEA's products can have, the credits to which the different solutions can contribute as a whole are made explicit. For specific solutions, please contact the technical department.

The following check lists highlight the credits to which ALEA's products can contribute:

LEED for New Construction and Major Renovations (v4)			
		POSSIBLE: 1	
Credit	Integrative process	1	
LOCATION & TRANSPORTATION		POSSIBLE: 16	
Credit	LEED for Neighborhood Development location	16	
Credit	Sensitive land protection	1	
Credit	High priority site	2	
Credit	Surrounding density and diverse uses	5	
Credit	Access to quality transit	5	
Credit	Bicycle facilities	1	
Credit	Reduced parking footprint	1	
Credit	Green vehicles	1	
SUSTAINABLE SITES		POSSIBLE: 10	
Prereq	Construction activity pollution prevention	REQUIRED	
Credit	Site assessment	1	
Credit	Site development - protect or restore habitat	2	
Credit	Open space	1	
Credit	Rainwater management	3	
Credit	Heat island reduction	2	
Credit	Light pollution reduction	1	
WATER EFFICIENCY		POSSIBLE: 11	
Prereq	Outdoor water use reduction	REQUIRED	
Prereq	Indoor water use reduction	REQUIRED	
Prereq	Building-level water metering	REQUIRED	
Credit	Outdoor water use reduction	2	
Credit	Indoor water use reduction	6	
Credit	Cooling tower water use	2	
Credit	Water metering	1	
ENERGY & ATMOSPHERE		POSSIBLE: 33	
Prereq	Fundamental commissioning and verification	REQUIRED	
Prereq	Minimum energy performance	REQUIRED	
Prereq	Building-level energy metering	REQUIRED	
Prereq	Fundamental refrigerant management	REQUIRED	
Credit	Enhanced commissioning	6	
Credit	Optimize energy performance	18	
Credit	Advanced energy metering	1	
Credit	Demand response	2	
Credit	Renewable energy production	3	
Credit	Enhanced refrigerant management	1	
Credit	Green power and carbon offsets	2	
MATERIAL & RESOURCES		POSSIBLE: 13	
Prereq	Storage and collection of recyclables	REQUIRED	
Prereq	Construction and demolition waste management planning	REQUIRED	
Credit	Building life-cycle impact reduction	5	
Credit	Building product disclosure and optimization - environmental product declarations	2	
Credit	Building product disclosure and optimization - sourcing of raw materials	2	
Credit	Building product disclosure and optimization - material ingredients	2	
Credit	Construction and demolition waste management	2	
INDOOR ENVIRONMENTAL QUALITY		POSSIBLE: 16	
Prereq	Minimum IAQ performance	REQUIRED	
Prereq	Environmental tobacco smoke control	REQUIRED	
Credit	Enhanced IAQ strategies	2	
Credit	Low-emitting materials	3	
Credit	Construction IAQ management plan	1	
Credit	IAQ assessment	2	
Credit	Thermal comfort	1	
Credit	Interior lighting	2	
Credit	Daylight	3	
Credit	Quality views	1	
Credit	Acoustic performance	1	
INNOVATION		POSSIBLE: 6	
Credit	Innovation	5	
Credit	LEED Accredited Professional	1	
REGIONAL PRIORITY		POSSIBLE: 4	
Credit	Regional priority	4	
TOTAL		110	
40-49 Points CERTIFIED			
50-59 Points SILVER			
60-79 Points GOLD			
80+ Points PLATINUM			

LEED for Commercial Interiors (v4)

	POSSIBLE: 2				POSSIBLE: 13
Credit	Integrative process	2		MATERIAL & RESOURCES	
				Prereq	Storage and collection of recyclables
				Prereq	Construction and demolition waste management planning
LOCATION & TRANSPORTATION	POSSIBLE: 18			Credit	Long-term commitment
Credit	LEED for neighborhood development location	18		Credit	Interiors life-cycle impact reduction
Credit	Surrounding density and diverse uses	8		Credit	Building product disclosure and optimization - environmental product declarations
Credit	Access to quality transit	7		Credit	Building product disclosure and optimization - sourcing of raw materials
Credit	Bicycle facilities	1		Credit	Building product disclosure and optimization - material ingredients
Credit	Reduced parking footprint	2		Credit	Construction and demolition waste management
WATER EFFICIENCY	POSSIBLE: 12			INDOOR ENVIRONMENTAL QUALITY	POSSIBLE: 17
Prereq	Indoor water use reduction	REQUIRED		Prereq	Minimum IAQ performance
Credit	Indoor water use reduction	12		Prereq	Environmental tobacco smoke control
ENERGY & ATMOSPHERE	POSSIBLE: 38			Credit	Enhanced IAQ strategies
Prereq	Fundamental commissioning and verification	REQUIRED		Credit	Low-emitting materials
Prereq	Minimum energy performance	REQUIRED		Credit	Construction IAQ management plan
Prereq	Fundamental refrigerant management	REQUIRED		Credit	IAQ assessment
Credit	Enhanced commissioning	5		Credit	Thermal comfort
Credit	Optimize energy performance	25		Credit	Interior lighting
Credit	Advanced energy metering	2		Credit	Daylight
Credit	Renewable energy production	3		Credit	Quality views
Credit	Enhanced refrigerant management	1		Credit	Acoustic performance
Credit	Green power and carbon offsets	2		INNOVATION	POSSIBLE: 6
				Credit	Innovation
				Credit	LEED Accredited Professional
				REGIONAL PRIORITY	POSSIBLE: 4
				Credit	Regional priority
				TOTAL	110



contributes to
MRC4,MRC6
MRC2,EQC9
 credits (v4.1 ID+C)
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contributes to
MRC3,MRC5,EQC9
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MATERIAL AND RESOURCES AREA

The Material and Resources area is an area that considers the sustainability of the building based on the materials that were used to construct it. Pursuing LEED® credits in the Material and Resources (MR) area can reduce the amount of waste and improve the building's environment through responsible waste management and material selection.

The credits in this area focus on two important issues: the environmental impact of materials entering the building project and minimising disposal. With respect to the first area, ALEA has chosen to use wood that comes from an FSC-certified sustainable supply chain, and to use materials with recycled content. With respect to the second area, it can support companies in their waste management (recyclable packaging).

In version 4 of the rating system, the Materials and Resources area is the area that undergoes the greatest changes, emphasising good practices by companies and their environmental and social responsibility.

The LEED NC V4.1 credits to which ALEA products can contribute are:

- MRC3 - Building product Disclosure and Optimisation - Sourcing of Raw Material
- MRC5 - Construction and Demolition Waste Management
- MRC2 - Design for Flexibility

This logo, called Product Badge, graphically represents a summary of the credits to which ALEA's products can contribute in line with what is described in the following paragraphs with respect to the LEED NC V4.1 and LEED ID+C V4.1¹ protocols.

¹ The Product Badge bears the same identification codes as this document ('IT06-24012305; IT06-24012306') in order to create a univocal identification. It should also be noted that the Product Badge is reported for the LEED® System, as it is designed and created to be in line with the references, policies and rules of said System.

MR C3 - Building Product Disclosure And Optimization - Sourcing Of Raw Materials

Intent: To encourage the use of products and materials for which life cycle information is available and that have environmentally, economically, and socially preferable life cycle impacts. To reward project teams for selecting products verified to have been extracted or sourced in a responsible manner.

The objective of this credit is to enhance the use of materials of sustainable origin, i.e. from a sustainable supply chain or with recycled content.

At the customer's request, ALEA can supply FSC® certified products (License Code FSC-C118323) according to the FSC-STD-40-004 standard.

Furthermore, ALEA with its suppliers promotes the use of materials with recycled content, and upon specific request, thanks to the suppliers' certifications and documentation, is able to calculate and declare the recycled content of the products.

Below is an example of the recycled content percentages of some products considered:

Componente	% contenuto di riciclato		Documento
	pre consumo	post consumo	
parte metallo scrivania (acciaio)		20-25%	dichiarazione
componenti alluminio scrivania e tavoli	17%	20%	dichiarazione
tubi per scrivanie e tavoli	28,86%	24,14%	dichiarazione
lamiere acciaio		20%-30%	dichiarazione
lamiere acciaio	9,5%	2,3%	dichiarazione
pannelli in truciolare melaminico		91,7%	certificato ReMade in Italy e FSC
pannelli in truciolare melaminico		91,6%	certificato ReMade in Italy
pannelli in truciolare melaminico		57%	certificato
fascia cassetto		92,5%	certificato ReMade in Italy

Nome linea	Dimensione	Percentuale	Percentuale	riciclato complessivo
		Pre Consumo	Post Consumo	
ATREO	160x80	9%	67%	76%
CRONO	160x80	13%	60%	73%
TAVOLO ROTONDO ATREO WOOD	D 80 H 105	5%	58%	63%
SCRIVANIA RENDEZ VOUS	120 X 80	18%	49%	67%
SCRIVANIA RENDEZ VOUS	180 X 80	16%	54%	70%
CONTENTITORE QUATTRO	L 1000 P 497 H 2341	0%	90%	90%
SCRIVANIA ITALO40	160 X 80	10%	65%	75%
SCRIVANIA ATLANTE	160 X 80	0%	91%	91%
SCRIVANIA ATLANTE FIN. LEGNO	180 X 80	0%	90%	90%
SCRIVANIA IBIS	160 X 80	11%	63%	74%
SCRIVANIA ORTHO FISSA	160 X 80	11%	62%	73%
SCRIVANIA ORTHO REGOLABILE	160 X 80	14%	60%	74%
SCRIVANIA ZEFIRO	160 X 80	9%	49%	58%
SCRIVANIA BLADE	160 X 80	0%	58%	58%
TAVOLO ATREO	210 X 120	6%	77%	83%
CONTENTITORE MOD. LATO - LOCKER	405 X 435 X 1740 H	0%	89%	89%
CONTENTITORE MOD. REMO	900 X 440 X 1970 H	0%	90%	90%
CONTENTITORE MOD. ROMOLO	2000 X 465 X 1970 H	0%	90%	90%
CASSETTIERA ECO 3C	450 X 580 X 565 H	0%	83%	83%
PHILO CON PANNELLI TERMINALI	228 X 84 H 104	0%	91%	91%

The metal drawer units on offer also have a high recycled content, which is communicated in the product delivery.

Please contact the technical department for specific products and solutions.

MR C5 - Construction And Demolition Waste Management

Intent: To reduce construction and demolition waste disposed of in landfills and incineration facilities by recovering, reusing, and recycling materials.

The objective of this credit is to valorise actions that reduce waste going to landfill and increase waste going to recycling, in order to promote the circular economy.

With regard to the products supplied, this credit evaluates the waste material and packaging on site during the laying and installation phases, to the extent that these are 'diverted' from landfill and reintroduced into a production cycle. While this information must be collected and calculated by the construction company or general contractor, the role played 'upstream' by ALEA using recyclable packaging is important.

The packaging used is as follows

- cardboard boxes
- paper and/or cardboard corners and protectors
- polystyrene or other plastic corners and protectors
- stretch film and shrink wrap

All packaging can be delivered to the specific recycling chains as no laminated materials are used but they are all easily separable.

Upon request and subject to feasibility check, packaging and any yard waste can be collected by ALEA.

Indoor Environmental Quality Area

Ensuring indoor environmental quality requires a joint effort by the client, design team, contractors, subcontractors and suppliers. To provide optimal indoor environmental quality, automatic sensors and individual controls can be integrated into the building system to regulate temperature, humidity and ventilation. Other indoor air quality issues addressed by the LEED® system include

verification of thermal comfort, availability and quality of natural light with access to outdoor views. All of these issues can enhance the quality of the indoor environment and optimise the confined spaces for building occupants.

The LEED NC V4.1 credits to which ALEA's products can contribute are:

- EQc9 – Acoustic Performance

EQ C9 - Acoustic Performance

Intent: To provide workspaces and classrooms that promote occupants' well-being, productivity, and communications through effective acoustic design.

The objective of this criterion is to enhance interior design in which acoustic management is optimised according to the intended use of the space.

To improve acoustic performance between workstations, partition panels are inserted between desks (Operational category). The panels have been acoustically tested, and the 2014 Acoustic Absorption Measurement Test Report No. 321063 from the Giordano Institute shows an acoustic absorption that varies depending on the frequencies, in particular for frequencies from 100 to 5000 there is an acoustic absorption ranging from 0.35 to 0.90.

For more information on specific solutions, please contact the technical department.

5. CONCLUSIONS

QualityNet believes that the ALEA product can contribute to the LEED certification score in the credits shown in the table below:

CREDITO LEED NC V4.1	Punti	Titolo	Caratteristiche del Prodotto	OPERATIVI	DIREZIONALI	TAVOLI	CONTENITORI
MRC3	1-2	Building Product Disclosure And Optimization: Sourcing of Raw Material	Certificazione FSC® e Contenuto di Riciclato	✓	✓	✓	✓
MRC5	1-2	Construction And Demolition Waste Management	Imballaggi in materiali riciclabili e ritiro degli imballaggi su richiesta e previa valutazione	✓	✓	✓	✓
EQC9	1	Acoustic Performance	Possibilità di integrare le scrivanie con pannelli acustici Valori di isolamento acustico dei pannelli	✓	✓	✓	✓

CREDITO LEED IC V4.1	Punti	Titolo	Caratteristiche del Prodotto	OPERATIVI	DIREZIONALI	TAVOLI	CONTENITORI
MRC4	1-2	Building Product Disclosure And Optimization: Sourcing of Raw Material	Certificazione FSC® e Contenuto di Riciclato	✓	✓	✓	✓
MRC6	1-2	Construction And Demolition Waste Management	Imballaggi in materiali riciclabili e ritiro degli imballaggi su richiesta e previa valutazione	✓	✓	✓	✓
MRC2	1-4	Interior Life-Cycle Impact Reduction - Design for Flexibility	Modularità e possibilità di riformulare gli spazi interni (modifica nello spazio)	✓	✓	✓	✓
EQC9	2	Acoustic Performance	Possibilità di integrare le scrivanie con pannelli acustici Valori di isolamento acustico dei pannelli	✓	✓	✓	✓

For more detailed information, please contact the technical offices.

Although Qualitynet believes that the product examined can contribute to a LEED certification, we would like to remind you that, worldwide, only GBCI (Green Business Certification Inc) can award scores and issue a LEED certificate. Bearing in mind that LEED certifies the building and not the materials, Qualitynet does not express any guarantee on the achievement of the score.

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