



Suffolk Streamlines Sustainability Efforts with Green Badger

Setting a New Standard for Sustainable Utility Operations

Sustainability is a key pillar for Suffolk, one of the most innovative and successful builders in the country.

With over 70% of its portfolio targeting green requirements, Suffolk is committed to reducing the environmental impact of its buildings while delivering high-performance outcomes for clients.

Navigating the LEED certification process can be complex and time-consuming. Major projects like a high-profile studio renovation in California and Parcel 12 in Boston exemplify this challenge. Both projects are pursuing LEED certification, which requires meticulous documentation and tracking to meet their goals.



“Green Badger has proved its value in every project we’ve implemented it on—significantly reducing the time our teams spend collecting, tracking, and managing the LEED process.”

Felipe Dominguez - Product Manager at Suffolk

PRIVATE CLIENT

Experienced LEED User

Green Badger Benefits

- Facilitates Collaboration
- Streamlines LEED Process
- Enable material optionality analysis
- Accurate Cost and Impact of Different LEED Credits

Certification

- LEED Silver

PARCEL 12

New LEED User

Green Badger Benefits

- Large Database full of low-impact materials
- Intuitive Visual Interface
- PM Saved 60% of Time Spent on LEED

Certification

- LEED Gold

General Contractor



AMERICA'S CONTRACTOR



To streamline the process and ensure accuracy, Suffolk has partnered with Green Badger, a platform that automates LEED documentation and provides real-time tracking of progress toward LEED credits. Felipe Dominguez, Product Manager at Suffolk, emphasizes the importance of choosing technology that directly benefits field teams. “When adopting technology in construction, it’s key to provide a direct benefit to our field teams,” said Dominguez.

Iconic Renovation: Streamlining LEED with Green Badger

Hired by a private client, Suffolk managed a 100,000-square-foot renovation of an iconic studio and office building in Southern California. The project included replacing the base building systems, such as boilers, chillers, and ventilation systems, and a fit-out of the office spaces, conference spaces, and studios.

Michael Swenson, Director of Sustainability at Suffolk, was responsible for overseeing the LEED certification process for the project. He has extensive experience with LEED certification and has worked on several projects in the past. Swenson said that Green Badger was a “no-brainer” for this project because it helped facilitate collaboration between design teams and trade partners further streamlining the LEED process.



The Sustainability Vision: Optimizing Sustainability from Day One



“Green Badger has been an invaluable tool for us,” said Swenson. “Bringing it in early allows Suffolk to go beyond the basics—we leverage it to optimize LEED strategies. By integrating Green Badger into the process, Suffolk provides clients with accurate, real-time insights into the cost and impact of different LEED credits. This empowers clients to make confident, informed decisions about which strategies to pursue. Those incremental updates not only keep clients engaged, they also build trust,” Swenson explained. “It’s often the little things that strengthen long-term relationships.” Suffolk’s approach is to shift as much of the LEED process as possible to the beginning of the project, where it delivers the greatest value. “Green Badger is a powerful tool that helps us do exactly that” Swenson added.



“Our clients have been very pleased with the regular updates we provide throughout the project. This ensures there are no last-minute surprises or questions about whether we’re on track to achieve our LEED goal”

Michael Swenson - *Director of Sustainability at Suffolk*

Suffolk’s consulting practice empowers clients to achieve their vision by delivering high-performing buildings. Their integrated approach—combining Sustainability and Technology—ensures that every project is positioned for long-term success. With leaders like Swenson and Dominguez guiding these efforts, project teams are equipped with the insights, tools, and expertise needed to streamline delivery, reduce risk, and maximize value for owners and partners.

The project was completed in 2025 and awarded LEED Silver.

How Green Badger Enabled a First-Time LEED User at Parcel 12

On the opposite coast and 3,000 miles away, Parcel 12 is a mixed-use development in Massachusetts that includes retail, office, and hotel space. The project is unique in that it is built over I-90, the Massachusetts Turnpike, and is the first air rights project after the completion of Boston's "Big Dig." The project is pursuing LEED Gold certification.

Encompassing roughly 600,000 square feet, it includes a 21-story office building across from a 380-bed hotel on either side of the highway, with a 50,000 square foot green space podium connecting across the highway.

Alec Prefontaine, Project Engineer at Suffolk, is responsible for tracking the LEED credentials for the Parcel 12 project. This was Prefontaine's first experience tracking LEED certification, and he found using Green Badger very valuable.



"I found the software to be super helpful for being able to pull from a large database of low-impact materials and clearly understand what each can add toward the LEED points system. Without Green Badger, it would have been very difficult to track down all the miscellaneous items on each and every product website."

Alec Prefontaine - *Project Engineer* at Suffolk

Prefontaine also found the software's visual interface intuitive, as it allowed him to easily see the project's sustainability metrics in a convenient dashboard and identify any areas that needed attention.

The ability to "...play around with various tabs and realize how construction waste, for example, applied to our project, I could see what was actually necessary. What kind of numbers go into it? How it's broken down into different streams, and how it affects the diverted percentage," said Prefontaine. "So that was nice. The visual of it, for me, was helpful because I was a bit 'green,' no pun intended, to the whole LEED process."

Although Green Badger wasn't deployed on the project from the beginning, coming in mid-build helped immensely. After Prefontaine was added to the team during construction, he was tasked with tracking two years of waste receipts and said, "I figured there had to be a better way. After we sat through the (Green Badger) demo, I figured their software would be almost vital to track these credentials. It was clear to me Green Badger would make an impact on this project."

Prefontaine estimates that Green Badger saved him at least 60% of his time on the project.

Conclusion: Building a Greener Future, More Efficiently

Suffolk's partnership with Green Badger highlights the power of technology in driving sustainable outcomes at scale.

Green Badger has not only streamlined LEED documentation and improved accuracy on challenging projects like the studio offices and Parcel 12, but also empowered project teams, regardless of their prior experience with LEED, to take ownership of the process and deliver better and real-time results.

