

SEAM™ Certification scorecard

SEAM O+M: Occupier version 1 draft

social responsibility

transformational governance

TGa1.1	education + awareness - construction	N/A
TGa1.2	education + awareness - operations	3
TGa1.3	education + awareness - community	3
TGa2.1	voluntary initiatives - construction	N/A
TGa2.2	voluntary initiatives - operations	3
TGa3.1	site-specific policy commitments - construction	N/A
TGa3.2	site-specific policy commitments - operations	5
TGa4.1	communication - construction	N/A
TGa4.2	communication - operations	2
TGa5.1	stakeholder identification - construction	N/A
TGa5.2	stakeholder identification - operations	req

community involvement + development

ClA1.1	community involvement - social initiative partnership	10
ClA1.2	community involvement - social initiative event	10

social investment

CDa1	social investment - increase capacities	14
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social accountability

human rights

HRa1.1	ethical materials procurement - procurement governance	3
HRa1.2	ethical materials procurement - site level supply chain due diligence	12
HRa1.3	ethical materials procurement - supply chain human rights	12
HRa1.4	ethical materials procurement - remediate negative impacts	12
HRa2.1	ethical vendors procurement - project owner provides living wage	req
HRa2.2	ethical vendors procurement - project owner provides decent work	req
HRa2.3	ethical vendors procurement - suppliers provide living wage	10
HRa2.4	ethical vendors procurement - suppliers provide decent work	10
HRa2.5	ethical vendors procurement - tenants provide living wage	N/A
HRa2.6	ethical vendors procurement - tenants provide decent work	N/A
HRa2.7	ethical vendors procurement - remediate negative impacts	10
HRa3.1	human rights reporting + evaluation - project based communication	3
HRa3.2	human rights reporting + evaluation - grievance mechanism	5
HRa4.1	human rights education + awareness - human rights training for procurement	3
HRa4.2	human rights education + awareness - human rights training for industry	5

health + safety

HSa1.1	health, safety, + wellness - health + wellness of occupants	12
HSa1.2	health, safety, + wellness - safeguard community health	10
HSa1.3	health, safety, + wellness - safe + healthy jobsites	req
HSa1.4	health, safety, + wellness - safe + secure occupiable spaces	req

social justice

social equity + justice

SJa1.1	inclusive procurement - diversity of Tier 1 Suppliers	10
SJa1.2	inclusive procurement - diversity of Tenants	N/A
SJa1.3	inclusive procurement - Tier 1 supplier DEI contractual clauses	6
SJa1.4	inclusive procurement - diversity of Tier 2 Suppliers	10
SJa1.5	inclusive procurement - social leasing + commercial affordability	N/A
SJa2.1	equity + inclusion in the workplace - inclusive design	10
SJa2.2	equity + inclusion in the workplace - owner fair + respectful treatment of people	10
SJa2.3	equity + inclusion in the workplace - tier 1 fair + respectful treatment of people	9
SJa2.4	equity + inclusion in the workplace - owner gender wage gap	10
SJa2.5	equity + inclusion in the workplace - owner diversity wage gap	10
SJa3.1	equity + inclusion in the community - no involuntary displacement in acquisition	req
SJa3.2	equity + inclusion in the community - no community encroachment	6
SJa3.3	equity + inclusion in the community - promote local community employment	10
SJa3.4	equity + inclusion in the community - remediation of negative impacts	7
SJa4.1	equity + inclusion in capital - diversity of equity investors	10
SJa4.2	equity + inclusion in capital - diversity of debt capital	10

social justice innovation

INa1	social justice industry innovation - CRE industry innovation	10
INa2	design for embodied injustice - project design feature	10

social impact

social impact assessment

IAa1.1	strategy - establish governance	2
IAa1.2	strategy - value chain analysis	2
IAa1.3	strategy - impact identification	3
IAa1.4	strategy - stakeholder analysis	3
IAa1.5	strategy - community profile	3
IAa1.6	strategy - design engagement protocol	3
IAa1.7	strategy - establish baseline	4
IAa2.1	action plan - inform stakeholders	3
IAa2.2	action plan - stakeholder engagement	5
IAa2.3	action plan - mitigation strategy + positive pursuits	4
IAa2.4	action plan - community grievance mechanism	5
IAa2.5	action plan - social impact management plan	3
IAa3.1	monitoring + evaluation - social impact monitoring	4
IAa3.2	monitoring + evaluation - social impact evaluation	4

TOTAL		343
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108 - 142 Bronze

143 - 216 Silver

217 - 282 Gold

283+ Platinum