



Maryland Green Registry MEMBER

The Maryland Green Registry promotes and recognizes sustainable practices at organizations of all types and sizes. Members agree to share at least five environmental practices and one measurable result while striving to continually improve their environmental performance.

Hord Coplan Macht

hord | coplan | macht

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Architecture/Landscape Architecture/Planning

Member since May 2010

Management and Leadership

Environmental Policy Statement

Hord Coplan Macht's sustainability mission statement and goals are organized into four categories:

PLACE

- *Integrate sustainability in the entire operation of the business.*
- *Demonstrate our commitment to sustainability in our community*

PEOPLE

- *Create an efficient, effective, dedicated green team with clear organization, goals, and tasks*
- *Increase the general sustainability knowledge of all staff, clients, and consultants*

PROCESS

- *Create an integrative design team and process for every project.*
- *Integrate sustainability into every design phase for every project*

PROJECTS

- *Develop a sustainability baseline and track project performance for every project*
- *Raise the bar with innovative pilot projects, design competitions, and case studies*



Environmental Team

Hord Coplan Macht has an active Sustainability Committee including a Director of Sustainability and a Sustainability Coordinator, as well as many LEED APs, working on integrating sustainability into the four categories of Place, People, Process and Projects.

*The **Sustainability Committee** meets once a month as a group and throughout the year in subcommittees on various project and initiatives. Every studio group is represented to address issues specific to Housing, Education, Healthcare, and Interiors projects. We also have representatives from the Marketing, Graphics, and Administration departments. Anyone who is interested is welcome to join!*

*The **Director of Sustainability** is Ed Hord, one of the original founders of the firm in 1977 and now a member of the College of Fellows of the American Institute of Architects. The **Sustainability Coordinator** is Lisa Ferretto, who has been with Hord Coplan Macht since 2005 and who is also very active in the Baltimore green movement.*

- *We also have a larger **Sustainability Email distribution list** where people can send green related questions, news, etc.*
- *Over 66% of HCM's technical staff are **LEED Accredited Professionals** – this is a 10% increase from 2013!*
- *Staff also have **other green accreditations** including Green Globes, NAHB Certified Green, Earthcraft VA Multi-Family, Eco-charrette Facilitator, MD Green School Leader, SEED-Public Interest Design, and Climate Reality Leader.*
- *Throughout the year, we hold “green” staff meetings, lunches, presentations, and field trips to serve as resources, research, and education for our staff.*



Annual Environmental Goals

The Sustainability Committee focuses on initiatives in each sustainable category.

- **Place:** *See below for more information on topics such as environmental products, purchasing, waste reduction, recycling, energy, transportation, water, community involvement, etc. A summary of our Community Environmental Projects from the last year include.*
 - *Apr 11 Clean Stream (this year was our 6th year!)*
 - *Apr 23 Baltimore Green Week Event (this year was our 4th year!)*

- *May 15* *Bike to Work Day (we have been promoting this event since 2006!)*
- *Sept* *Green Apple Day of Service (this year will be our 4th year!)*
- ***People:*** *We are continually working on improving green resources for the office. Educational events with continuing education credits are also planned throughout the year for the entire staff population. Topics from the last year include:*
 - *May 1* *LED's*
 - *May 6* *Commissioning*
 - *Jul 15* *Broadening the design perspective*
 - *Aug 6* *LEED v4 - Sustainable Sites*
 - *Aug 12* *Ed Mazria's AIA Keynote- "Design: Life Depends on it"*
 - *Sep 3* *IgCC (International Green Construction Code) Introduction*
 - *Sep 9* *Creative Stormwater Solutions*
 - *Oct 14* *Performance Based Design*
 - *Nov 6* *The Federal Dump*
 - *Nov 18* *Seven years of Net Zero*
 - *Mar 5* *IgCC Update and Overview*
 - *Apr 7* *Sustainability Committee Update*
- ***Process:*** *We are continually working on integrating sustainability into the process such as early and detailed energy modeling to overall quality control process.*
- ***Projects:*** *Every year since 2011, we report energy data on all of our projects in any design phase to the AIA 2030 Commitment. We are also meeting with individual studios to develop minimum guidelines for those projects not pursuing LEED or IgCC. See Environmentally Preferable Products and Services below for more information.*



Environmentally Preferable Products and Services

As designers, architects, landscape architects, interior designers, and planners – we design and build green projects. We work to integrate our projects into the natural environment by practicing sustainable strategies on the site and in the building. We specify green products as a standard for our projects taking into account recycled content, place of origin, VOC limits, recyclability, and end life. As mentioned above \, we are working on more detailed guidelines for further improvement.

*We currently have 77 total LEED projects - **37 LEED certified** projects (up from 15 in 2013) and **40 LEED registered** projects (up from 31 in 2013). In fact,*

since 2009, our number of LEED projects has increased by an average of 51% every year as there were only 10 projects in 2009! LEED rating systems include LEED NC- New Construction, CS-Core and Shell, CI-Commercial Interiors, Schools, and Homes and range from Certified to Platinum. All of our LEED projects are now mapped on the GBIG (Green Building Information Gateway) website - <http://www.qbig.org/collections/16207>, which calculates that we have over **3 million square feet** of LEED certified projects!

Other projects have followed additional green rating systems such as Green Communities, Baltimore City Green Building Standard, National Green Building Standard, Energy Star, etc. And many projects have also been recognized with awards for their sustainable attributes by USGBC MD, AIA Maryland, AIA Baltimore and ULI (Urban Land Institute).

Environmentally Preferable Purchasing

We consider sustainability in every purchase when feasible.

- *Paper: One hundred percent of our paper has 100% post-consumer recycled content*
- *Office Supplies: 89% recycled pens, recycled notebooks, pads, folders, scissors, envelopes*
- *Kitchen Supplies: 100% recycled paper towels, Kleenex, and napkins, wooden stir sticks, ECO sugarcane plates*

Environmental Restoration or Community Environmental Projects

As mentioned above, Hord Coplan Macht hosts several community projects throughout the year in conjunction with our "Social Responsibility" committee. For the last 4 years, we have been tracking our time spent on community service, and we are donating an average of 2,000 hours every year! This year, we have the following events:

- *Apr 11 Clean Stream (this year was our 6th year!)*
- *Apr 23 Baltimore Green Week Event (this year was our 4th year!)*
- *Sept Green Apple Day of Service (this will be our 4th year!)*

Many staff members also serve on boards and volunteer in the community as demonstrated here, <http://www.hcm2.com/communityculture/>. Examples include Carol Macht, another founding partner, is on the board of Baltimore Tree Trust, Chris Parts is very active with USGBC green schools committee as well as with AIA advocacy, and Lisa Ferretto is the founder / editor of GREEN events | Baltimore, tracking sustainable events around the area. Many employees also participate in conferences and public forums on sustainability

Waste

Solid Waste Reduction and Reuse

- *Paper*
 - *We have shifted much of our internal communication and documentation to digital media.*
 - *Our project archives have moved completely to a server and cloud instead of back up CD's, which was the replacement for the paper documents and storage.*
 - *We are of course still required to keep some paper accounting documents.*
 - *All of our copiers are defaulted to double sided.*
 - *We have converted to "E-fax corporate" and no longer use a paper fax machine.*
- *Food Packaging and Waste*
 - *Lunch providers – we ask for family style platters instead of individual boxed lunches.*
 - *For small meetings - we use real plates, glasses, utensils instead of disposable products.*
 - *We have eliminated water bottles, and installed a filter at each kitchen faucet.*

Recycling

- *Single stream recycling - Hord Coplan Macht was the first tenant in the building to recycle and now the building has a full single stream recycling program for all of the tenants. This includes glass, metal, plastic, paper, and cardboard.*
 - *Every quarter, we receive an update on the amount of waste diverted from the landfills.*
- *Hord Coplan Macht also recycles CDs/DVDs and ink cartridges.*

Hazardous Waste/Toxic Use Reduction

- *The building recycling program collects batteries and CFL light bulbs.*
- *At least once, and sometimes twice a year, there is an electronics recycling event.*
- *As a LEED EBOM Platinum building, they reported they also have a green cleaning contract which eliminates the majority of the harmful chemicals generated by cleaning operations.*

Energy

Energy Efficiency

Since Hord Coplan Macht leases space, we are limited in what we can change. Fortunately, the building has taken actions to increase energy efficiency and has achieved LEED EBOM Platinum, Energy Star, and BOMA certifications. They report that the energy use of the building has been reduced over 75% through retro-commissioning and control adjustment. The building's energy dashboard can be found at <http://buildingdashboard.net/constellation/750pratt/#/constellation/750pratt/>.

In what we can control, we are very conscious of reducing our energy consumption. We designed our open office using natural daylight and use task lighting at our desks, so rarely turn on the lights. We encourage all staff to turn off our computers and monitors when not in use. When purchasing new appliance and equipment, we look for the Energy Star label or high efficient options.

In the design of our buildings, we also of course promote energy use reduction and energy modeling to help make informed decisions.

Transportation

Employee Commute

Our downtown Baltimore location is convenient for many of our employees to bike, walk, carpool, and/or use public transportation. Our score details from www.walkscore.com:

- *Walkscore: 95 - Walker's Paradise (Daily errands do not require a car.)*
- *Transit score: 84 - Excellent Transit (Transit is convenient for most trips.)*

Transit Subsidy - HCM also offers a monetary subsidy to those who do not use the parking garage but partake in alternative transportation. 24% of the staff takes advantage of this benefit!

Biking – as mentioned above, we participate in Bike to Work day every year, and have partnered with the office management to allow us to use the showers in the gym for our bikers. For the last 2 years, we have also partnered with the building management to host a pit stop right on Pratt Street. We have also installed bike racks in the service lobby on our floor.

The above information focuses on the main Baltimore office located in Maryland, but Hord Coplan Macht now has offices located in 3 of the top 4 states for green building! (www.usgbc.org/articles/usgbc-releases-top-10-states-lead-green-building-capita-nation). Our other locations and their walkscore details are listed below:

- 2000 Duke St, Alexandria VA
 - Walkscore: 84-Very Walkable (Most errands can be accomplished on foot.)
 - Bikescore: 59-Bikable (Some bike infrastructure. Flat as a pancake, minimal bike lanes.)

- 1331 Nineteenth St, Denver, CO
 - Walkscore: 88-Very Walkable (Most errands can be accomplished on foot.)
 - Transit score: 89- Excellent Transit (Transit is convenient for most trips.)
 - Bikescore: 89-Very Bikeable (Biking is convenient for most trips. Flat as a pancake, excellent bike lanes.)



Efficient Business Travel

Our downtown location with its 95 walkscore and 84 transit score is also convenient to using all of the alternative travel options to go to meetings around the city.

- In addition to walking, there are 10 bus lines and a metro stop within ¼ mile, and light rail and marc train stops within ¾ mile.
- There are also nearby carshare services and the free Charm City Circulator has a stop right at the front door of our building connecting to all the other transportation lines.
- If we have to drive to meetings, we carpool when more than one person is attending.
- HCM also purchased a subscription to WebEx so employees can have remote meetings when feasible.

Water



Water Conservation

We installed two pint flush urinals and dual flush toilets in the rest rooms on our floor years ago as demonstrations to our visitors and clients. All of the faucets also have aerators to decrease the flow rate per minute. These actions

have inspired building management to since change out all of their fixtures and flush valves on all the other floors of the building.

Green Building

LEED Platinum

Hord Coplan Macht leases space in 750 E. Pratt Street, managed by Cassidy Turley. The building was certified LEED EBOM Gold and currently achieved Platinum EBOM Recertification on 12/04/2014. The building also has received the BOMA 360 Performance Building designation as well as Energy Star Certification. Cassidy Turley was Energy Star's Partner of the Year and the building was awarded the 2011 USGBC-MD Wintergreen Existing Building Award. More information on the building we work in can be found at www.qbiq.org/buildings/19870.

Other

Hord Coplan Macht has received numerous awards recognizing our commitment to sustainability:

- *78th Top Green Architecture Firm (Building Design and Construction, 2014)*
- *Best Residential Design Firm – Midsize (USGBC Best in Building, 2014)*
- *Best Landscape Architecture Firm – Midsize (USGBC Best in Building, 2014)*
- *8th Largest Environmental Consulting Firm (Baltimore Business Journal, 2012).*
- *85th Top Green Design Firm (Engineering News Record, 2012)*
- *Most Transformative Firm (USGBC MD Wintergreen, 2010)*

We have been a member of USGBC since 2002, Building Green since 2005, an Energy Star Partner since 2009, and a member of the Maryland Green Registry since 2010. We were also one of the first Maryland firms to sign onto the AIA 2030 commitment.

Profile Updated May 2015



Help build a greener, more sustainable Maryland through voluntary practices that reduce environmental impacts and save money.

Learn more at www.green.maryland.gov/registry

