



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.

Merritt Properties

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Commercial Real Estate Development and Management

Member since October 2009

Management and Leadership

Environmental Policy Statement

Since the company's inception, Merritt Properties has been committed to developing commercial buildings that are of maximum value to our clients. To accomplish our goal, we build high-quality, energy-efficient buildings utilizing the latest technologies and improved materials to provide the best possible working environment for our customers. As a natural evolution of this commitment, Merritt has embraced the emergence of green building and the LEED Rating System.

Environmental Team

Merritt has an internal green team, comprised of at least one member from each of our eight departments, to provide perspective and ideas from all aspects of our company. Our goal is to find ways to incorporate sustainability measures into our day-to-day business. We focus on energy efficiency, resource management and waste reduction -- not only for our operations but also for our customers.

In addition, Merritt currently employs nine LEED Accredited Professionals and five Green Globes Professionals who guide our green building projects and assist our customers in developing greener work spaces. Merritt has also engaged in a comprehensive series of educational seminars for employees and area brokerage firms to provide a clearer understanding of LEED principals and of the impact of commercial real estate on the environment.

Environmentally Preferable Procurement

When available, we work with our vendors to obtain regional materials for the project at hand. For our LEED Gold building at 6518 Meadowridge, more than 10% of all building materials were obtained within a 500-mile radius of the site.

Environmentally Preferable Products and Services

Merritt's standard for new interior finishes or renovations includes low- to no- VOC paints, adhesives and carpet which significantly reduces contaminants in the indoor air stream. We also work with recycled content products, for example the wood paneling in the lobby of Schilling Green, which is LEED Platinum certified.

In addition, the bulk of Merritt's marketing materials, which are printed in-house, are solely on SFI Certified paper. Any and all disposable cups, lids and straws in the office are 100% compostable.

Waste

Solid Waste/Material Use Reduction and Reuse

At our corporate office, we have transitioned from single-serve beverage bottles and cans to water and soda dispensers and reusable glassware.

Recycling

On our jobsites, Merritt works to recycle as much demolition and construction waste as possible. For example, over 75% of construction waste generated at 6518 Meadowridge was able to be recycled. At Schilling Green, where an existing building was redeveloped and 50% of its structure reused, over 80% of the demolition waste and more than 75% of the construction waste was diverted from landfills. Moreover, its sister building, Schilling Green II saw more than 95% of all its waste recycled.

Merritt has long had a recycling program in place at our main office. Trash cans at every desk have since been replaced with recycling bins and are also placed throughout the office. This has led to a notable decrease in trash pick-ups. In addition, we have begun to implement recycling programs, as well as green cleaning programs, at all of our office buildings and are investigating composting services. Merritt recycles all of florescent light bulbs instead of trashing them, and we are e-cycling our electronics.

Energy

Energy Efficiency

Our main office utilizes a mix of highly efficient T-8 and T-5 lighting with occupancy sensors in conference rooms and restrooms. We have three large skylights which bring in significant natural light thereby reducing the amount of lighting needed. Programmable thermostats are utilized to limit the use of our HVAC system when the space is not occupied.

6518 Meadowridge features a highly efficient HVAC in conjunction with an underfloor air distribution system. Merritt's Aberdeen Corporate Park and Schilling Green II also feature the underfloor air distribution system.

Finally, Schilling Green's enhanced building envelope utilizes a higher R-value insulation and low-E glass. Those elements, paired with the high-efficient boiler system, result in a significant reduction in energy usage for the building.

Renewable Energy

Green power, in the form of wind power credits, was purchased to offset each of our green buildings' base energy usage. In addition, 2,500 SF of solar panels were installed on the roof of Schilling Green and a 24kW photovoltaic array of solar panels on the roof of Centric Business Systems.

Transportation

Efficient Business Travel

To more efficiently convene with our office in Northern Virginia, as well as our partners in New York, Merritt utilizes our state-of-the-art media room which includes teleconferencing capabilities.

Water

Water Conservation

Native drought tolerant plants that require less watering are used at all of our LEED buildings. In addition, where possible, we utilize a weather-based irrigation system to help reduce water usage by 50% and incorporate dual flush toilets, waterless urinals and self-metering faucets, which lessen the burden on the municipal water supply by approximately 40%.

Green Building

LEED Platinum

Our building Schilling Green, located at 230 Schilling Circle in Hunt Valley, MD, is the first LEED Core and Shell project in the Greater Baltimore Metropolitan area to be certified as Platinum. Its sister building, Schilling Green II is also LEED-CS Platinum. Additionally, our buildings at 6518 Meadowridge Road, Elkridge, MD and at 3901 Calverton Boulevard, Calverton, MD are certified LEED-CS Gold, our building at 8840 Stanford Blvd. in Columbia, MD achieved an Energy Star rating and is now certified LEED Gold for Existing Buildings, Operations and Maintenance, and our building at 301 International Circle, Hunt Valley, MD also received an Energy Star rating and is now certified LEED Silver for Existing Buildings, Operations and Maintenance. Overall, Merritt currently has 8 LEED certified buildings and more than 25 projects in various stages of the LEED certification process.

Other

- To protect the indoor air quality of Merritt's new developments, we have created our own Indoor Air Quality Plan that guides our construction practices on all projects. Measures include the use of low-VOC products, daily sweeping and vacuuming of the work space in the building as well as materials stored in the building during construction are kept at least 4" off of the ground and all absorptive materials are covered in plastic. These practices provide a better working environment for our employees during the construction process, as well as for the tenants upon completion.*

Profile Updated April 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

