

The Road to LEED EB Changing How We Operate & Maintain Existing Buildings



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Changing the game

- **Base Building Commitment:**
 - 2003- Build every new building LEED Silver (Core & Shell and New Construction)
 - 2011- 26 buildings certified = 2.8 million square feet with 35 buildings totaling 4.5 million sf registered.
- **Existing Buildings Commitment:**
 - 2008- Operate and Maintain 50% of all existing buildings to LEED EB standards
 - Established LEED EB Pilot Program with 3 buildings- all 3 certified.
- **Operations & Maintenance Commitment**
 - 2010- Implemented portfolio-wide O&M policies



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- **Base Building Commitment:**
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 - 2011- 25 buildings certified = 2.8 million square feet with 35 buildings totaling 4.5 million sf registered.
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Changing minds~Changing responsibilities

- Culture *shift* for all stakeholders
 - COPT Employees/Property Management Teams
 - Created “The COPT Green Project” website
 - Developed Energy Star webinar
 - Added Sustainability to performance evaluations
 - Changing job responsibilities for all property teams
 - Tenants
 - Building occupants become partners on the team
 - Provided educational training to ensure we achieved the highest results possible
 - Vendors
 - New ways of doing new things
 - Cleaning
 - Pest Management
 - Landscaping
 - Trash/Recycling
 - Exterior Building Maintenance
 - HVAC Maintenance



Changing how we operate

		Building One - 6711 Gateway LEED EB: 2.0		
Earned	Denied			Current Status
34	1	Credits		
Sustainable Sites				
Y		Prer. 1	Erosion and Sedimentation Control	Earned
Y		Prer. 2	Age of Building	Earned
1		Credit 1.1	Plan for Green Site and Building Exterior Management: Habitat Elements	Earned
1		Credit 1.2	Plan for Green Site and Building Exterior Management: Pest and Snow	Earned
1		Credit 3.2	Alternative Transportation: Bikes/Showers	Earned
1		Credit 3.3	Alternative Transportation: Alt Fuel/Hybrid Parking	Earned
Water Efficiency				
Y		Prer. 1	Minimum Water Efficiency	Earned
Y		Prer. 2	Discharge Water Compliance	Earned
1		Credit 3.1	Water Use Reduction	Earned
Energy and Atmosphere				
Y		Prer. 1	Existing Building Commissioning	Earned
Y		Prer. 2	Minimum Energy Performance	Earned
Y		Prer. 3	Ozone Protection	Earned
4		Credit 1	Optimize Energy Performance	Earned
1		Credit 3.1	Building Operation & Maintenance: Staff Education	Earned
1		Credit 3.2	Building Operation & Maintenance: Building Systems Maintenance	Earned
1		Credit 4	Additional Ozone Protection	Earned
1		Credit 6	Documenting Sustainable Building Cost Impacts	Earned
Materials and Resources				
Y		Prer. 1.1	Source Reduction and Waste Management: Waste Stream Audit	Earned
Y		Prer. 1.2	Source Reduction and Waste Management: Stor. & Coll. of Recyclables	Earned
Y		Prer. 2	Toxic Material Source Reduction	Earned
2		Credit 1	Construction, Demolition and Renovation Waste Management	Earned
5		Credit 2	Optimize Use of Alternative Materials	Earned
2		Credit 3	Optimize Use of IAQ Compliant Products	Earned
2		Credit 4	Sustainable Cleaning Products and Materials	Earned
1		Credit 6	Additional Toxic Material Source Reduction: Reduced Mercury in Lamps	Earned
Indoor Environmental Quality				
Y		Prer. 1	Outside Air Introduction and Exhaust Systems	Earned
Y		Prer. 2	Environmental Tobacco Smoke (ETS) Control	Earned
Y		Prer. 3	Asbestos Removal or Encapsulation	Earned
Y		Prer. 4	PCB Removal	Earned
1		Credit 5.1	Indoor Chem. & Pollutant Source Ctrl: Red. Particulates in Air Dist.	Earned
1		Credit 6.1	Controlability of Systems - Lighting	Earned
1		Credit 9	Contemporary IAQ Practices	Earned
1		Credit 10.1	Green Cleaning: Entryway Systems	Earned
1		Credit 10.3	Green Cleaning: Low Environmental Impact Cleaning Policy	Earned
2		Credit 10.4.5	Green Cleaning: Low Environmental Impact Pest Management Policy	Earned
1		Credit 10.6	Green Cleaning: Low Environmental Impact Cleaning Equipment Policy	Earned
Innovation and Design				
	1	Credit 1.1	Innovation in Operation & Upgrades: Education Program	Denied
1		Credit 2	LEED Professional	Earned

Benefits of change

- Engaged Stakeholders
- Reduced use of electricity and water
- Reduced expenses
- Safer, healthier working environments
- Environmentally responsible operations, maintenance, repairs and renovations



Questions



CORPORATE OFFICE
PROPERTIES TRUST