

750 East Pratt Street

LEED for Existing Buildings: Operations and Maintenance: Gold Certification 2011

Project Overview

750 East Pratt Street is a 364,177 SF Class A multi-tenant office building located in downtown Baltimore, MD. Constructed in 2002, the 18 story building is located on a 1 acre site on top of the Baltimore city power sub-station.

The Challenge

Cassidy Turley Engineering and Sustainability Services recognized energy consumption in the building was significantly high and needed to implement a rigorous, results oriented energy efficiency and sustainability program that would ensure the LEED for Existing Buildings ("LEED EB") requirements were met without sacrificing optimal tenant comfort.

The Cassidy Turley Solution

Cassidy Turley executed a sustainability program to enhance sustainable building operations. This robust program:

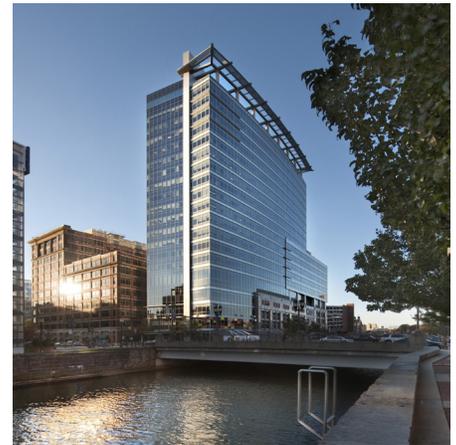
- Utilized in-house staff to conduct an energy audit and execute the Retro-Commissioning process to implement energy conservation measures
- Conducted staff training sessions in energy efficiency and sustainable building operations
- Initiated a tenant driven energy efficient electronics purchasing program
- Installed an educational kiosk in the lobby highlighting the building's daily energy consumption and specific sustainability features of the building

- Developed and provided tenant educational programs to encourage energy and water efficient practices
- Enhanced the building's recycling program by holding tenant education events, providing new bins and signage as well as the collection of end of life electronic equipment
- Installed water efficient flow and flush fixtures including aerators on restroom sinks and flush kits to reduce the water consumption of restroom fixtures
- Implemented environmentally preferred operational best practices for purchasing, landscaping, waste, pest control, green cleaning, and exterior hardscape maintenance

Results Achieved

For 750 East Pratt Street, Cassidy Turley:

- LEED EB Gold Certification
- ENERGY STAR Label 2010
- Reduced annual energy consumption by 42%, thus increasing the ENERGY STAR score from 26 to 76 in 12 months.
- Diverted over 50% of all ongoing consumables and 100% of all durable goods and electronic waste from the landfill
- Recognized a 31% reduction in water consumption when comparing consumption to the LEED baseline
- Reduced irrigation water use by over 50% by maintaining local species and manually watering the planters



Client

750 East Pratt Street, LLC

Building

750 E. Pratt Street

Location

Baltimore, MD

Square Footage

364,177 SF

Certifications & Designations

- LEED for Existing Buildings: Operations and Maintenance Gold
- ENERGY STAR 2010

Cassidy Turley Services

- Sustainability Services
- Property Management
- Energy Management Services