



EYP/planet

EYP Architecture & Engineering
AIA 2030 Sustainability Action Plan 2012



/ goals



part I

EYP is advancing sustainable design as well as business practices that respect the environment and help reduce greenhouse gas emissions. Our in-house program, EYP Planet, assesses how we use resources, identifies areas for carbon savings, and promotes a systemic culture of sustainability. EYP Planet is advancing our firm's commitment to sustainability through the practice- and project-based initiatives described on the following pages.

Sustainable Operations

EYP Planet has practice-based initiatives that focus on decreasing the firm's carbon footprint by reducing energy consumption related to day-to-day operations. To establish a baseline in 2009, the firm calculated its carbon footprint per employee based on rigorous measurements in the following categories.

- Energy Consumption
- Transportation
- Purchasing
- Operations
- Waste & Recycling

/ goals

37%
savings

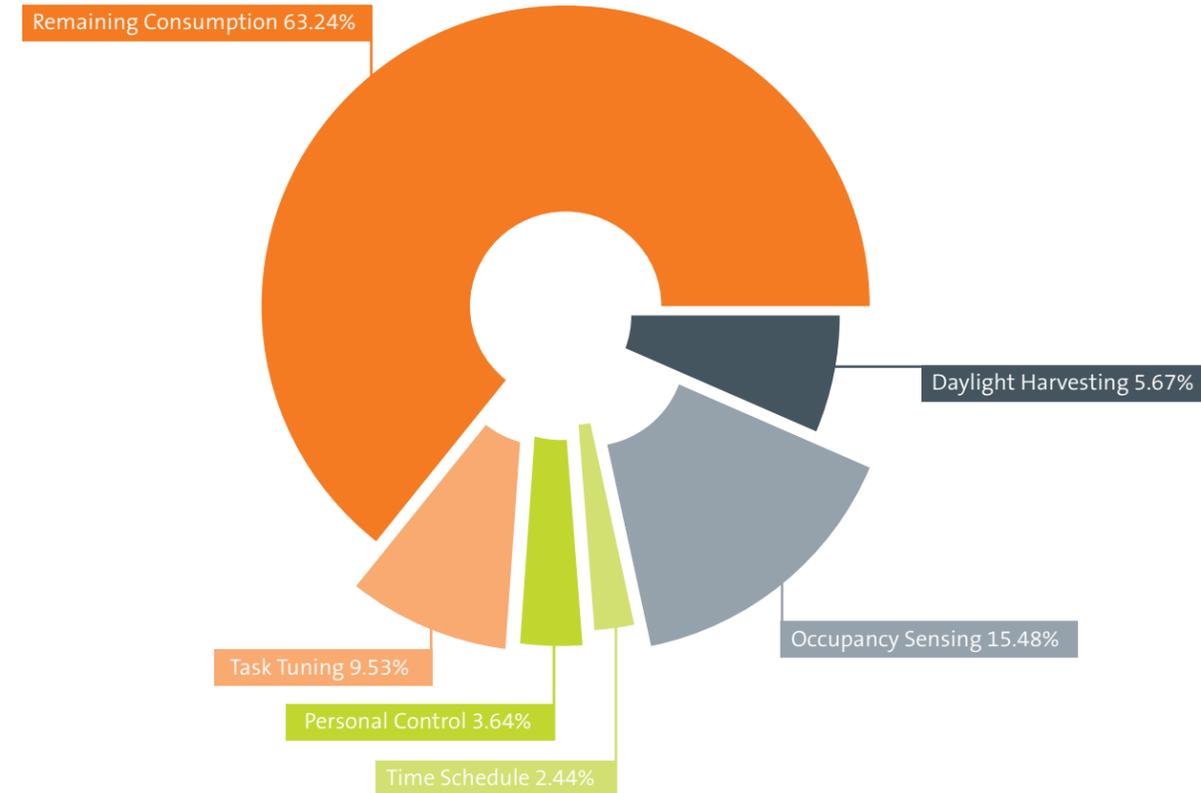
Energy Consumption Reduction

We cannot control the types of municipal energy sources where our offices are located, but we can implement operational changes that help reduce energy consumption. Lighting and computer use accounts for the portion of our energy use that we can directly impact. We are achieving significant savings by combining the latest technologies with incentives that influence staff behaviors.

Actions

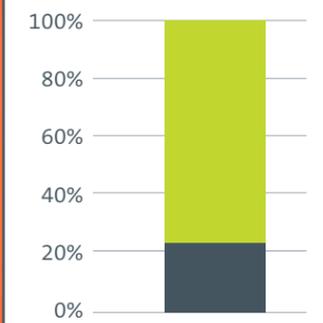
- Install lighting systems that integrate occupancy and light level sensors with advanced features to control individual fixtures based on specific location, daylighting, or task demand.
- Install occupancy schedules tied into Building Management Systems.
- Install submeters whose data can help us better understand office energy consumption to implement actions for further reduction.
- Use eco-friendly, energy-efficient equipment.
- Use energy control devices at workstations to reduce plug loads.

Lighting energy consumption analysis



77%
reduction

Workstation plug load reduction



Energy control devices and policy changes have enabled us to reduce the costs of workstation energy consumption from \$14.00 to \$3.27 per month.

Cleaner Transportation

We travel to client sites, between our offices, and from home to work. Our goal is to reduce unnecessary travel and encourage more sustainable commuting choices.

Actions

- Increase the use of HD video-conferencing equipment (Huddle) and desktop sharing to reduce the need for inter-office travel.
- Approach our clients about replacing a percentage of in-person meetings with video conferences. The cost of purchasing conferencing equipment is offset by savings on travel costs billed.
- Launch an incentive program to celebrate and reward those who substantially reduce the carbon impact of their commutes or who maintain a small footprint day to day.

7.3%
reduction

Carbon emissions savings from Huddle technology use

Air Miles Saved	42,624
Train Miles Saved	17,844
Car Miles Saved	1,100
Hours of Travel Time Saved	16,564
Nights of Hotel Stay Saved	100
Hours of Travel Time Saved	896
Carbon Emissions Saved (LBS)	29,708
EYP Staff Productivity Savings assume \$60/hr/staff member)	\$53,760

Assumptions: Assumed variables for GHG emissions and cost calculations	
.5 kg carbon per air mile per person	
19.643 lbs carbon per gallon gas burned	
.41 lbs carbon per person per rail mile	
20 mpg efficiency for car miles	

Purchase Sustainable Products

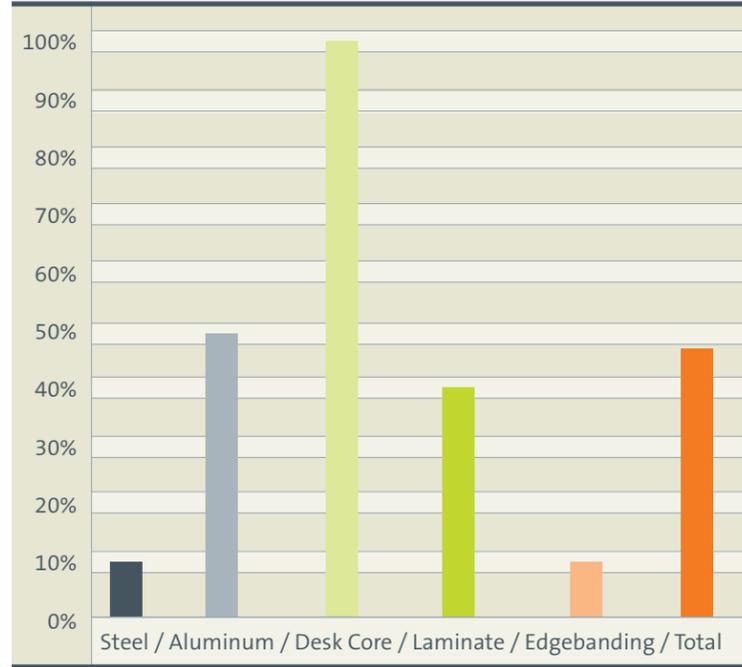
We have established firm-wide policies requiring that all purchases meet eco-friendly criteria wherever possible, including, but not limited to, materials that have high recycled content, energy-efficient equipment, and safe cleaning supplies.

Actions

- Reduce the use of disposables by purchasing reusable flatware, glasses and plates, with a commitment to using energy- and water-efficient dishwashers.
- Purchase office supplies and printer/plotter paper with the highest available recycled content.
- Purchase office furniture and renovation materials with high recycled content.
- Purchase only Energy Star-rated equipment.

48%
recycled content

Recycled content of typical EYP workstation



Sustainable Systems and Maintenance Operations

EYP is committed to working with our landlords to ensure that our facilities use sustainable practices which result in good indoor air quality and reduced environmental impact.

Actions

- Reduce water consumption by installing low-flow fixtures.
- Require use of sustainable cleaning practices and products by maintenance staff.
- Require integrated pest management be utilized in our office buildings.
- Work with landlords to phase out the use of harmful CFCs in HVAC equipment.
- Purchase equipment within our offices that has low environmental impact.

20% reduction in annual water consumption across the firm



20%
reduction

64%
reduction in
paper consumption

Improve Waste & Recycling Efforts

Although our recycling efforts more than make up for our waste impact, we continue to strive to reduce our consumption of resources. Therefore, it is important to maintain best behavioral practices and improve as much as we can, wherever we can. EYP is creating guidelines on best practices for day-to-day staff operations.

Actions

- Formalize a reuse program for office furniture and equipment.
- Recycle construction waste when we are required to renovate office space.
- Implement a “Think Before You Print Campaign” to reduce paper and toner consumption.
- Provide clear signage at recycling areas and educate staff about recycling and trash policies.
- Implement a compost program.
- Formalize catering guidelines.

Impact of firm-wide waste and paper recycling efforts (in pounds)





part 2

Sustainable Design

EYP Planet has projects-based initiatives that focus on delivering the most sustainable buildings possible to our clients. We are addressing this goal by providing new tools to aid in sustainable design, setting a new standard for how sustainable our projects are, raising the level of sustainability education for all disciplines, and increasing awareness of our firm's sustainability philosophy.

Categories

- Net-Zero Projects
- Design Process
- Education
- Business Strategy

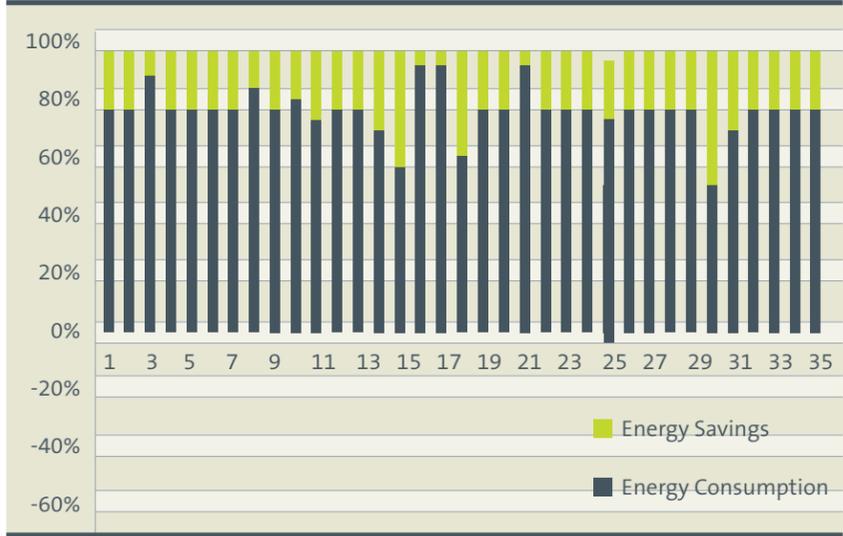
Build Net-Zero Projects

We have established rigorous sustainability goals for our projects that set a high bar for performance and provide a basis for tracking our progress.

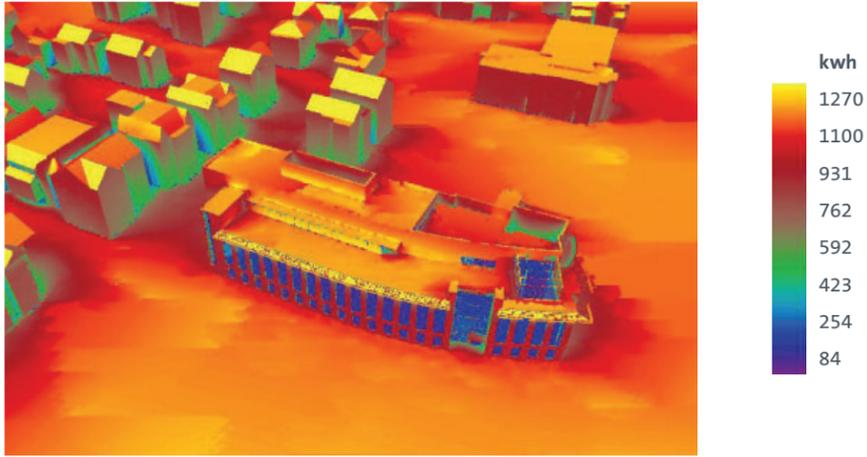
Actions

- Require sustainable design quality reviews as part of every design process.
- Require every project to meet specific sustainability goals using the EYP Sustainability Road Map™.
- Establish specific LEED goals with clients at the outset of projects.
- Require a minimum energy reduction on all projects compared to CBECS and Labs 21.

Average project energy consumption 27.3% less than the average building



Solar Radiance Model used to determine optimal PV location on project site



Improve Sustainable Practices within the Design Process

We are improving the sustainable design process we follow for all projects to ensure we achieve EYP's overarching sustainability goals.

Actions

- Build energy models throughout the design process to inform design decisions and to estimate future performance.
- Use Sustainable Design Computation tools to improve the sustainability of projects.



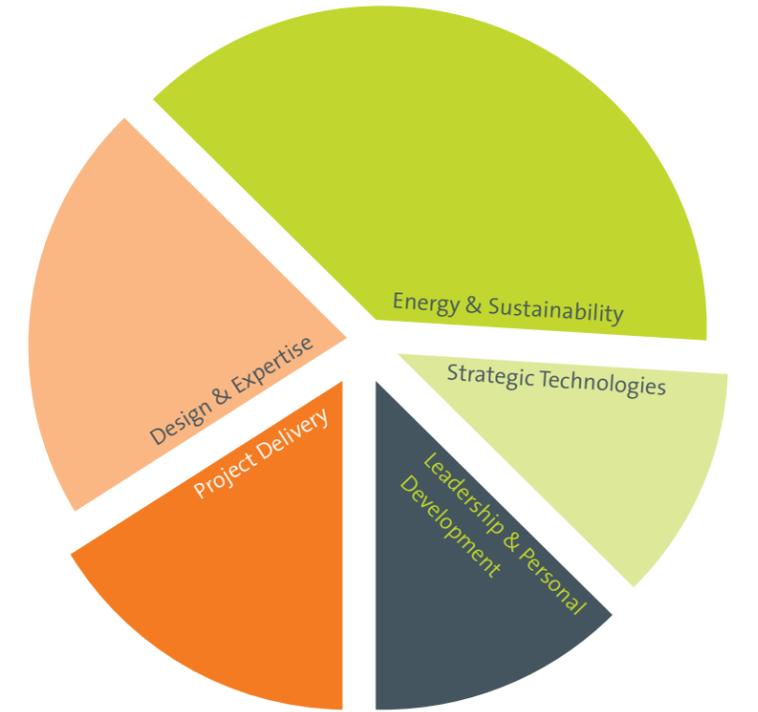
Comprehensive Staff Training and Education Focused on Sustainability

Continuing education is key to ensuring that our projects are as sustainable as possible. We keep our staff informed and encourage their commitment to effective sustainable design. Although EYP has developed its own tool for measuring sustainability, we continue to require our staff to earn LEED certification to accommodate current client objectives. Since 2007, the number of LEED APs on staff has increased by 20%.

Actions

- Provide board-certified LEED educational review courses. EYP/U offers in-house courses on sustainability.
- Continue to support the role of the Eco-facilitators, who are responsible for raising awareness of innovative sustainable products available for building design and serve as a resource on sustainability in general as well as the LEED certification process.
- Recognize outstanding and innovative team contributions to sustainable design projects.
- Increase number of LEED APs.

40%
focus on energy & sustainability



BECOME A CARBON ZERO HERO



/ goals

EYP's Award-winning marketing campaign highlighting expertise in sustainability

Communicate Our Sustainability-Focused Business Strategy

We are committed to educating our clients as well as ourselves. The EYP marketing group is spreading the word about how important sustainability is to our firm.

Actions

- Showcase sustainable aspects of our firm and our green projects through more conferences and publications.
- Educate our staff about sustainable projects through our EYP/U program, and recognize team contributions by celebrating successes on the HUB, our intranet site.
- Publish our carbon footprint and sustainability plan, EYP Planet, updating our progress bi-annually.

