



**sustainable action plan**



COOPER CARRY

**It is our responsibility to design connections between earth and man, balancing energy, resources, people and place. Sustainability is a core business practice and we seek clients who share our vision.**

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Bethesda Row, Bethesda, Maryland (Best Block in America by Congress for New Urbanism 2002)

# our story

COOPER CARRY is one of America's most dynamic, context-driven design firms focused on the creation of EXCEPTIONAL PLACES - neighborhoods, buildings, spaces and landscapes crafted to enrich the experience of life for the people who occupy them.

We bring an internationally recognized team of design professionals to a wide variety of project types, all united in the pursuit of excellence through the practice of sustainable and connective design. Since our founding in 1960, we have steadily built a reputation for thoughtful design applied to diverse projects throughout the United States and internationally.

Sustainability is the foundation of COOPER CARRY's connective design philosophy. Inspired by the interconnections among natural systems to support our lives – plants, animals and the physical world they inhabit – we collaboratively pursue creative design solutions patterned with nature as a model to fit within the living world around us.

Connectivity is the centerpiece of our architectural, planning and urban design approach. Our process combines planning, architecture and landscape in a rich composition of functional, thoroughly interrelated spaces designed to engage the environment and unite the experience of indoors and out.

Connective design attempts to link the built environment to the human habitat with ways that elevate the quality of life for everyone. It begins with “big picture” ideas where project stakeholders, communities and design professionals are engaged in the process of establishing the goals and feasibility of a project. Connective design evaluates options for organizing the site, the buildings and the landscape in ways to minimize the impact on the natural environment yet maximize the advantages of solar orientation, climate, daylighting, walkable communities and access to public transportation. Further analysis determines sustainable building materials and assembly methods, building conditioning and other variables affecting the building's energy use and environmental performance.

Our commitment to environmentally responsible design is evident in our comprehensive, ongoing in-house education programs to support LEED professional accreditation of team members and increase our command of the techniques of sustainable design.

*“We believe that the spaces between buildings are as important as the buildings themselves.”*

– Jerry Cooper FAIA, LEED AP



Cooper Carry Atlanta Office Interiors, Atlanta, Georgia (LEED-CI Platinum 2010)

# our purpose

COOPER CARRY is a multi-generational design firm of architects, interior designers, landscape architects, planners and other professionals that seeks to distinguish itself by being a steward of the environment, a designer of memorable places for people and a provider of sustainable design and service excellence in an environment where professionals succeed individually and collectively.



*Emory University Mathematics and Science Center, Atlanta, Georgia (LEED-NC Certified 2005)*

# our goals

## ***COMMITMENT***

Undertake measurable operational and professional actions toward greater sustainability. One specific action is to accept the AIA's challenge to the global building community to design and construct new buildings and major renovations to meet progressive reduction standards in the use of green house gas emitting fossil fuels, achieving carbon neutral operation by the year 2030.

## ***LEADERSHIP***

Evolve the practice of place making and inspire building professionals to share in the responsibility of protecting the environment and providing for a healthier and more prosperous future.

## ***EXPERTISE***

Build upon the knowledge and experience gained from each other, our clients, our projects and our peers in the pursuit of design excellence.

## ***INNOVATION***

Research and test new ideas within the design process that focus on discovering new and better sustainable design strategies.

## ***ACHIEVEMENT***

Strive to enhance our clients' investments by creating design solutions that endure aesthetically, technically and are adaptive to reuse.

...THERE IS NO FINISH LINE



*Cooper Carry Alexandria Office Interiors, Alexandria, Virginia (LEED-CI Gold 2008)*

# our objectives

## ***DESIGN***

Provide a holistic design approach in pursuit of fostering a better quality of life.

## ***CONNECTIVITY***

Create sustainable design solutions appropriate to the project's specific context that promote density, mixed-use, walkable environments and transportation-oriented developments.

## ***COMMUNITY***

Focus on what makes a place unique – the people, culture, site and natural environment.

## ***FEASIBILITY***

Evaluate the details of our designs and find simple, practical sustainable ideas that reduce environmental impact, increase resource conservation, energy efficiency and bottom line performance.

## ***TECHNOLOGY***

Explore advanced technological strategies when appropriate within the framework of sustainable best practices.

## ***OPERATIONS***

Promote a stewardship of People, Planet, Places and Prosperity through our AIA 2030 Commitment, ENERGY STAR Partnership, office improvements, working environments and daily habits.



Mizner Park, Boca Raton, Florida (Award-winning urban infill project and a textbook case for walkable mixed-use districts 1991)

# our team

## **COOPER CARRY CORE**

Sustainability is a core business practice of our firm.

CORE was formed out of an intention to strategically integrate sustainability into our every day practices, to monitor our firm's environmental footprint, to be a resource and to intensify our internal sustainable dialogue. As a result, we envision that COOPER CARRY will continue as an innovator of walkable mixed-use communities and a leader in sustainable and responsible design practices.

We designed the CORE sustainable team structure to:

- Be organic, flexible and sustaining,
- Promote both grass-roots passion and top-down vision,
- Encourage anyone and everyone to be involved at any time.

*Stewards* – Guide, Identify and Delegate CORE

*Leaders* – Lead, Advocate and Advise CORE

*Builders* – Build, Work and Champion CORE

## **SUSTAINABILITY THROUGH THE YEARS**

- |             |  |             |  |
|-------------|--|-------------|--|
| <b>1960</b> | - COOPER CARRY founded.  | <b>2005</b> | - COOPER CARRY's first LEED Certified Project is completed at Emory University Mathematics and Science Building.   |
| <b>1977</b> | - Piedmont Center Office Complex is designed to maximize open space and preserve natural habitat.  | <b>2007</b> | - A proposal for a Sustainable Design Initiative begins, the CORE Committee is founded.  |
| <b>1988</b> | - Boca Center is completed as a mixed-use development challenging existing zoning requirements.<br>- Underground Atlanta is completed as an urban redevelopment linked to public transportation. | <b>2008</b> | - Our Alexandria Office achieves LEED-CI 2.0 Gold.<br>- Our Executive Committee approves the "10 Fundamentals for a Sustainable COOPER CARRY."   |
| <b>1991</b> | - Mizner Park Phase One is completed as an award-winning urban infill project and a textbook case for walkable mixed-use districts.  |             | - COOPER CARRY joins Large Firm Roundtable for Sustainable Leaders.  |
| <b>1992</b> | - COOPER CARRY helps the City of Falls Church create a mixed-use zoning category.  | <b>2009</b> | - Our Atlanta Office relocates to downtown's 191 Peachtree Tower, a LEED-EB 2.2 Silver certified building, adjacent to public transit.<br>- COOPER CARRY signs the AIA's 2030 Commitment and reports on Immediate Operational Actions. |
| <b>1993</b> | - <i>USGBC is founded.</i>   |             | - We become an ENERGY STAR Partner.  |
| <b>1994</b> | - Bethesda Row is completed as a vibrant walkable urban district.  | <b>2010</b> | - Our Atlanta Office achieves LEED-CI 2.2 Platinum.<br>- We issue our Sustainable Action Plan to the AIA's 2030 Commitment.  |
| <b>1998</b> | - <i>The LEED rating system is created by USGBC.</i>   |             |  |
| <b>2001</b> | - <i>USGBC establishes LEED AP credentials.</i>  |             |  |
| <b>2002</b> | - Bethesda Row District is voted Best Block in America by Congress for New Urbanism.   |             |  |
| <b>2003</b> | - First four employees become LEED Accredited Professionals.   |             |  |



University of Georgia, Tate Student Center, Athens, Georgia (LEED-NC Gold 2009)

# our strategies

## ***BUSINESS STRATEGIES***

Sustainability permeates our business strategy and influences our relationships with our clients, our profession and the communities in which we work. This passion drives a creative approach to our business.

### *Expertise*

- Attract, hire and develop people who are passionate about integrating sustainable practices and technology.
- Provide expanded sustainable services to facilitate innovative high performance solutions.

### *Relationships/Affiliations*

- Engage and cultivate green strategic partnerships including clients, technical experts, vendors, professional organizations and sustainability advocacy groups.
- Develop teams who share a common vision and goals for sustainability.
- Cultivate “information sharing” with team members on sustainable practices and innovation.

### *Clients*

- Share our vision and commitment to sustainability with existing clients.
- Promote new relationships with clients who are committed to sustainable design practices.
- Communicate our knowledge and experience of sustainable design’s implications on operations, feasibility, lifecycle costs, user desirability and profitability.
- Advocate sustainable design practices that meet our clients’ aesthetic, functional and financial goals.

### *Marketing*

- Promote sustainable project information to clients and team members.
- Share information with fellow design professionals and the general public through civic involvement, formal presentations, articles and the creation of white papers.
- Invest in strategic sponsorships and advertising in publications and events that further the development of sustainable design practices.



Marriott Marquis Convention Center Hotel, Washington, DC (LEED-NC Silver Pending)

## ***DESIGN PROCESS STRATEGIES***

We engage key project stakeholders in a collaborative process that builds consensus for sustainable design. We work side-by-side with clients both on the drawing board and on-site. We embrace a broad spectrum of design professions throughout the design process. Through this Connective Design process we actively implement sustainable design methodologies as a routine part of our practice. Working with this cross-section of informed talent is moving us toward the kinds of communities that will have a positive influence on life quality and sustainability.

### *Define the Project*

- Determine the client's goals and expectations.
- Identify the opportunities and challenges.
- Communicate sustainability objectives.
- Plan the scope of work and schedule.
- Establish sustainability scorecard.

### *Build the Team*

- Identify and engage appropriate expertise.
- Align experience to project scope and complexity.
- Establish the "Sustainability Integrator" for the team.
- Schedule a kick-off meeting / design charrette with the project team.
- Incorporate sustainability into service agreements.
- Register the project with GBCI, Georgia Peach, USDOE, USEPA, Green Globes, state and local sustainability agencies or similar appropriate regulatory entities.

### *Analyze Site and Climate*

- Identify natural and community resources and constraints.
- Involve public planning, zoning and building officials to facilitate the approvals / permitting process.

### *Define the Design Concept*

- Engage each team discipline.
- Establish symbiotic relationships with natural and community resources; start with sustainable design principles.
- Perform energy and daylight analyses in accordance with scope of service and project requirements.
- Incorporate storm water plan and water reuse into design concept.
- Define strategies to meet energy use reduction goals.
- Study systems' feasibilities using life-cycle cost analyses in accordance with scope of service and project requirements.
- Update sustainability scorecard.



200 Renaissance at Colony Park, Jackson, Mississippi (LEED-CS Gold Pending)

### *Collaborate, Test and Refine*

- Integrate each team discipline.
- Incorporate sustainability standards into Project Descriptions, Outline Specifications or Design Guidelines.
- Model and verify project design performance and energy use.
- Identify sustainable materials and verify resources.
- Modify design to optimize sustainable performance.
- Update sustainability scorecard and begin supporting documentation.

### *Complete Construction Documentation*

- Develop contract documents that integrate sustainability requirements in a clear, effective and enforceable manner.
- Maintain quality assurance processes that integrate sustainable goals and practices.
- Update sustainability scorecard and supporting documents.

### *Bid and Build*

- Verify that general contractor's sustainability action plan is aligned and integrated with the design intent, sustainability goals and scorecard requirements as defined by the contract documents.
- Review alternates, questions, addenda and value analysis items prior to construction for sustainability goals, and requirements.
- Review change orders, requests for information, submittals and Division 01 General Requirements during construction for compliance with sustainability goals and scorecard requirements.

### *Certify and Post Occupancy*

- Integrate operations and maintenance plans.
- Submit sustainability documentation for certification.
- Measure and verify performance.
- Conduct "Lessons Learned" with client and project team.
- Monitor potential liabilities and develop appropriate responses to be communicated firm-wide when appropriate. Develop educational curriculum to provide appropriate guidance.
- Document achievements and include in the firm's marketing and sustainability reporting



Kimley Horn, Vero Beach, Florida (LEED-NC Silver - Pending)

## ***HUMAN RESOURCE STRATEGIES***

COOPER CARRY requires leadership and staff to practice sustainability and to increase their knowledge of sustainable design in a way that ensures their ability to contribute to the design process and support our firm's sustainable strategies. As of May 31, 2010, 67% of our technical staff are LEED® Accredited Professionals.

### *Staff Requirements*

- Identify strategic staffing plan focused on implementing our Operational Strategies.
- Embed and empower a "Sustainability Integrator" into each project team who will:
  - Champion and help teams maintain focus on sustainability goals established for the project.
  - Record sustainable features and gather information necessary for the project,
  - Provide support as a LEED Green Associate or a LEED AP.
- Establish a knowledge base-line expectation for all employees related to sustainable design and operational strategies.

### *Performance Management*

- Implement programs that recognize and reward individual and team sustainable design contributions.
- Employees may demonstrate a commitment to sustainable knowledge by becoming a LEED Green Associate or a LEED AP with specialty. The firm will reimburse employees for the cost of successfully passing the LEED exams.
- Publish a one-page report each year regarding sustainable initiatives that each Principal has affected.
- Document employees' sustainability experience and credentials in the firm's database.

### *Professional Development, Training and Education*

- Support and / or provide opportunities to gain knowledge and experience.
- Provide support for staff to attend conferences and education programs focusing on sustainable design.
- Present and / or publish a sustainable topic at one conference or professional organizational event each year by each specialty practice group.
- Maintain up-to-date training materials for taking the LEED exams.
- Provide in-house sustainable design programs each year - no-cost opportunities for LEED Green Associates and LEED APs to exceed professional requirements in maintaining their credentials. Require non-accredited staff to participate prior to their securing accreditation.



Berry College Deerfield Hall, Rome, Georgia (LEED-NC Gold 2010)

## **OPERATIONAL STRATEGIES**

COOPER CARRY believes individuals, businesses and communities make a difference by being stewards of the global environment. To that end, we are committed to sustainable office management. "Use Less, Reuse and Recycle More" is the basis of our operational strategy. We implement office improvements that are moving us toward meeting the AIA 2030 Commitment. We facilitate the dissemination of sustainability information throughout the firm including project information, industry news, conferences and educational events.

### *The AIA 2030 Commitment and the US DOE ENERGY STAR® Partnership*

- Executed the AIA 2030 Commitment on April 17, 2009 for our design services and internal office operations.
- Executed the ENERGY STAR Partnership on April 29, 2009.
- Formulated and issued the Immediate Operational Actions to the AIA's 2030 Commitment on December 31, 2009.
- Formulated and issued the Sustainable Action Plan for delivery to the AIA's 2030 Commitment in June, 2010.
- Continue to research and prepare implementation plans for the Commitment's and Partnership's targets.

### *Greening COOPER CARRY In-House*

- Visit the AIA 2030 Commitment website for details of our Immediate Operational Actions.
- Relocated the Atlanta office to 191 Peachtree Tower, a LEED-EB 2.2 Silver certified building in 2009; tenant improvement achieved LEED-CI 2.2 Platinum certification in 2010.
- Alexandria office tenant improvement achieved LEED-CI 2.0 Gold certification in 2006.
- New York and Newport Beach offices' certification pursuits will depend on leasing arrangements. We will document and publish each office's LEED certification.
- Report our AIA 2030 Commitment progress and US DOE ENERGY STAR Partnership accomplishments.
- **Office Energy Use:** Our offices use fluorescent lighting for general and task lighting. Workstations are designed to take full advantage of natural daylighting. Our offices have LCD monitors. Servers that support APM or ACPI are configured to throttle down power consumption when use is low and we continue to research better power management solutions. New equipment and appliance purchases are ENERGY STAR rated. Consider timeframe for increasing our Green Power purchase to 100%.
- **Waste Reduction:** An inter-office intranet was created to facilitate non-paper correspondence and information. Timesheets, interoffice memos, marketing reports and other correspondence is distributed through email. Human Resource correspondence is web based, including health insurance sign-up, descriptive information, brochures and other forms. Printers are configured to print double sided by default. We established a



*The Regent at 950 North Glebe Road, Arlington, Virginia (LEED-NC Silver 2008)*

firm-wide recycling policy with trash and recycling centers in break rooms. Workstations have recycling receptacles only and no trash receptacles. Recycling training is conducted for new employee orientation. We are implementing a composting program and are researching e-waste recycling opportunities.

- **Supplies:** Our office supplies are screened for their impact on the environment and are selected based on environmental impact reductions. We follow the Green Procurement Criteria GS-38 guidelines. Only permanent tableware, glasses, flatware, plates, etc. are stocked in break and pantry areas to reduce disposables and plastics. Green housekeeping solutions are in use by janitorial staff.
- **Furnishings:** As our offices relocate, it is our policy to salvage, refurbish and reuse as many furnishings as possible. We demonstrated this during our Atlanta and Alexandria office relocations. We utilize furniture fabricated from low-emitting, high recycled content, furniture grade particle board.
- **Meeting Procedures:** We convene virtual meetings in lieu of traveling amongst our four office locations. Video conferencing equipment is available for in-house meetings, webinars or client meetings. Conference rooms also have server and web access capabilities.
- **Vending Policy:** We use filtered tap water in lieu of plastic bottles, family style in lieu of packaged individual meals and our own permanent tableware in lieu of disposables. In Atlanta, a fountain beverage system is installed with glassware that eliminates cans and plastic bottles from soft drinks and bottled water.
- **Travel:** We implemented several strategies to encourage automobile commuting reductions. We participate in the IRS' pre-tax contribution program for using mass-transit. We relocate offices according to mass-transit access. We support local "Guaranteed Ride Home" programs. We demonstrate our commitment to walking and biking by relocating to buildings with secure bike racks, lockers and showers. We purchased hybrid vehicles, high occupancy vehicles and we maintain Zipcar accounts for staff use to attend off-site meetings.

#### *Communication Vehicles*

- Utilize our intranet to maintain and provide access to detailed information on green products and their impacts on the environment.
- Provide access to consistently updated collection of articles, imagery, website links, conferences and trends regarding sustainable design.
- Continue to update the internal sustainable design resource database that staff can access and enrich.
- Update our company website, [www.coopercarry.com](http://www.coopercarry.com) to communicate our current sustainable endeavors to clients and other interested parties.



*NASA Langley Research Center Headquarters Building, Hampton, Virginia (LEED-NC Gold, with potential for Platinum Pending)*

### *Information Technology*

- Embrace, provide training for and access to emerging software that improves our approaches to sustainable and high performance design and the ways in which we deliver our services.

### *Specifications*

- Integrate sustainable solutions into specifications by default with an opt-out selection editing process.
- Adhere to the Project Resource Manual–CSI Manual of Practice, Article 4.3.3 Sustainability Requirements.
- Incorporate associated Specification Section 01 81 13 Sustainable Design Requirements into Division 1 for overarching requirements, references and standards.
- Incorporate associated language into each appropriate specification section, parts General, Products and Execution regarding sustainable design requirements.
- Continue to update specifications according to professional standards and research on new materials and technologies.
- Use CSI's GreenFormat and BuildingGreen, LLC for product research, evaluation and selection.
- Make informed decisions during the specification editing and compilation process regarding the attainable sustainable design level appropriate for each project.

### *Research*

- CORE is responsible for proposing research initiatives within the firm by providing proposed work plans and budgets during the fourth quarter of each year.
- Executive Committee will approve funding and time investments as appropriate for efforts proposed by CORE.
- Innovative technologies or products created as a result of research will be presented for the benefit of the firm each year and published accordingly.
- Classify research into two categories:
  - *Compilation*: To compile and record sustainable information and features for the firm's future use and reference,
  - *Mainstream*: To document findings that result from research related to specific projects in a series of white papers on sustainable design and operations topics. Present conclusions for future use and reference by our firm, clients, team members and others.
  - Results are catalogued and retained as source information in our library and on our intranet.



RiverPlace, Greenville, South Carolina (A Case Study on the Benefits of a Greener City Center)

# our accomplishments

## **ELEVEN LEED® CERTIFIED PROJECTS COMPLETED**

- 200 Renaissance at Colony Park, Jackson, Mississippi (LEED-CS Gold) 2010
- Berry College Deerfield Hall, Rome, Georgia (LEED-NC Gold) 2010
- Berry College Audrey B. Morgan Hall, Rome, Georgia (LEED-NC Gold) 2010
- COOPER CARRY Atlanta Office Interiors, Atlanta, Georgia (LEED-CI Platinum) 2010
- University of Georgia, Tate Student Center, Athens, Georgia (LEED-NC Gold) 2009
- Colonial Town Park 400, Lake Mary, Florida (LEED-CS Silver) 2009
- COOPER CARRY Alexandria Office Interiors, Alexandria, Virginia (LEED-CI Gold) 2008
- Metropolitan at Midtown Building B, Charlotte, North Carolina (LEED-CS Silver) 2008
- The Regent at 950 North Glebe Road, Arlington, Virginia (LEED-NC Silver) 2008
- Atlanta Community Food Bank, Atlanta, Georgia (LEED-NC Silver) 2006
- Emory University Mathematics and Science Center, Atlanta, Georgia (LEED-NC Certified) 2005

## **PROJECTS CURRENTLY REGISTERED AND SEEKING LEED CERTIFICATION**

### *Government / Civic*

- NASA Langley Research Center Headquarters Building, Hampton, Virginia (LEED-NC Gold, with potential for Platinum)
- GSA Echelon, FBI Field Office, Jackson, Mississippi (LEED-NC Certified)
- GSAC, Office Building, Charlotte, North Carolina (LEED-NC Silver)
- NAVFAC P-8A Integrated Training Center, Jacksonville, Florida (LEED-NC Gold)

### *Hospitality*

- Potomac Yard Renaissance and Residence Inn, Arlington, Virginia (LEED-NC Silver)
- Marriott Marquis Convention Center Hotel, Washington, DC (LEED-NC Silver)
- Perimeter W Hotel, Atlanta, Georgia (LEED-NC Certified)



*Carolina First Corporate Campus, Greenville, South Carolina (LEED-NC Silver Pending)*

### *Office/Corporate*

- 800 North Glebe Road Building A, Arlington, Virginia (LEED-CS Gold)
- 900 North Glebe Road Building B, Arlington, Virginia (LEED-CS Silver)
- Carolina First Corporate Campus, Greenville, South Carolina (LEED-NC Silver)
- Market Square / SAMSHA, Rockville, Maryland – (LEED-NC Silver Design Criteria, Not Registered)

### *Education*

- Kennesaw State University, Health Sciences Building, Kennesaw, Georgia (LEED-NC Silver)
- Southern Polytechnic State University, Studio Building, Marietta, Georgia (LEED-NC Silver)
- Southern Polytechnic State University, Engineering Technology Center, Marietta, Georgia (LEED-NC Silver)
- Sarah Smith Intermediate Center, Atlanta Public Schools, Atlanta, Georgia (LEED for Schools Silver)
- Gwinnett Technical College Life Sciences Building, Lawrenceville, Georgia (LEED-NC Silver)
- Athens Technical College, Life Sciences Building, Athens, Georgia (LEED-NC Silver)

### *Mixed-Use*

- Emory University's Clifton Road Mixed-Use Development, Atlanta, Georgia (LEED-ND Pilot)

### *Residential & Retail*

- East Harlem Media and Entertainment Center, New York, New York (LEED-NC Silver)

### *Interiors*

- Kilpatrick Stockton, Atlanta, Georgia, (LEED-CI Certified)
- Regions, Jackson, Mississippi (LEED-CI Gold)
- Regions Insurance, Jackson, Mississippi (LEED-CI Gold)
- Kimley Horn, Vero Beach, Florida (LEED-NC Silver)



*Underground Atlanta, Atlanta, Georgia (Completed as an urban redevelopment linked to public transportation 1988)*

### ***RECOGNITION OF OUR SUSTAINABLE DESIGN***

- Maryland / DC National Association of Industrial and Office Properties (NAIOP), Award of Excellence, Best Smart Growth Master Plan – White Flint Mall, North Bethesda, Maryland 2010
- Urban Land Institute (ULI), Atlanta Chapter, Development of Excellence Awards Finalist - HudsonAlpha Institute for Biotechnology, Huntsville, Alabama 2009
- Northern Virginia Chapter of National Association of Industrial and Office Properties (NAIOP), Award of Merit, Best Building, Environmentally Responsible / Green Construction - COOPER CARRY Alexandria Office, Alexandria, Virginia 2006
- Congress for the New Urbanism (CNU) Charter Award, Best Block - Bethesda Row, Bethesda, Maryland 2002
- Urban Land Institute (ULI), Excellence in Urban Design - Bethesda Row, Bethesda, Maryland 2001
- Preservation Planning Award for Fostering Preservation through Urban Planning, Winner - Memphis Main Street Redevelopment Plan, Memphis, Tennessee 2000
- American Institute of Architects (AIA), Citation for Excellence in Urban Design - Underground Atlanta, Atlanta, Georgia 1990
- American Institute of Architects (AIA), Georgia Chapter, Excellence in Energy Conscious Design Award - Maryland Casualty Headquarters, Atlanta, Georgia 1984

**people**  
**places**  
**planet**  
**prosperity**



COOPER CARRY