




Project Type: Healthcare
Rating System: Baltimore City Green Building Standards
Certification Level: 2 Green Stars

Alpha Commons, one of Johns Hopkins medical office buildings on the Bayview Campus was one of the first on the campus to receive 2 Green Stars with Baltimore City.

The project was a major rehabilitation that set and reached lofty sustainability goals while the building was still partially occupied. The project is a 4 story building that encompassed the demolition of existing architectural elements and construction of new features. Included in this project was the complete renovation of floors 1 – 3. The construction consists mainly of fitting out new offices, conference rooms, work rooms, and restrooms and includes a new exterior façade, which replaced the existing brick façade. The 4th floor remained occupied and unchanged. Throughout the process great care was taken to ensure proper occupant comfort and wellbeing. The project implemented a successful deconstruction and waste salvage plan that resulted in a waste diversion rate of over 83%.



Major Sustainability Highlights

-  34% Water reduction
-  23% energy savings
-  83% of construction waste was diverted

Additional Sustainable Highlights:

Integrated Pest Management Plan
 Green Housekeeping Plan

Project Team:

Owner: Johns Hopkins Medicine
 MEP: Leach Wallace
 Architect: Hord Coplan Macht
 General Contractor: Kinsley Construction
 BCGBS Consultant: Lorax Partnerships, LLC

Sustainable Facts	
Certification awarded: March 28th, 2012	
2 Green Stars	71 *
Sites Related	19/37
Water Related	4/14
Energy Related	26/52
Materials Related	12/26
Health Buildings	8/16
Innovation	2/5
<i>*out of a possible 150 points</i>	