




Project Type: Office
LEED Rating System: Commercial Interiors
Certification Level: Gold

The Maryland Auto Insurance Fund has ‘switched gears’ in relocation to a new headquarters for their state government office. Although not a requirement, MAIF chose to pursue LEED Gold to showcase their commitment to sustainability and environmental conservation. The building is located on the former site of the Phillips Seafood Headquarters, built in 1920. This existing facility infrastructure also qualified as a brownfield site, and its remediation by MAIF restored not only the water quality of the area but it also mitigated potential health risks for the surrounding community.





MAIF has made an effort to improve energy efficiency and 100% of appliances in the space are ENERGY STAR rated. Enhanced commissioning was also completed to ensure that all building systems operate as they are designed to..

Major Sustainability Highlights

-  37% Water reduction
-  86% of total waste diverted from landfill
-  100% of appliances ENERGY STAR rated

Additional Sustainable Highlights:

-  Rehabilitation of Brownfield Site
-  Reduced Mercury in Lighting

Project Team:

Owner: Maryland Auto Insurance
 Developer: Garver Development Group
 MEP: BKM; Jennerik
 Architect: Arris Design
 General Contractor: Turner Construction
 Commissioning Agent: Complete Commissioning, Inc.
 Sustainability Consultant: Lorax Partnerships, LLC

LEED Facts	
Certification awarded: December 4th, 2015	
Gold	60 *
Sustainable Sites	15/21
Water Efficiency	8/11
Energy & Atmosphere	18/37
Materials & Resources	5/14
Indoor Environmental Quality	8/17
Innovation	3/6
Regional Priorities	3/4
<i>*out of a possible 110 points</i>	