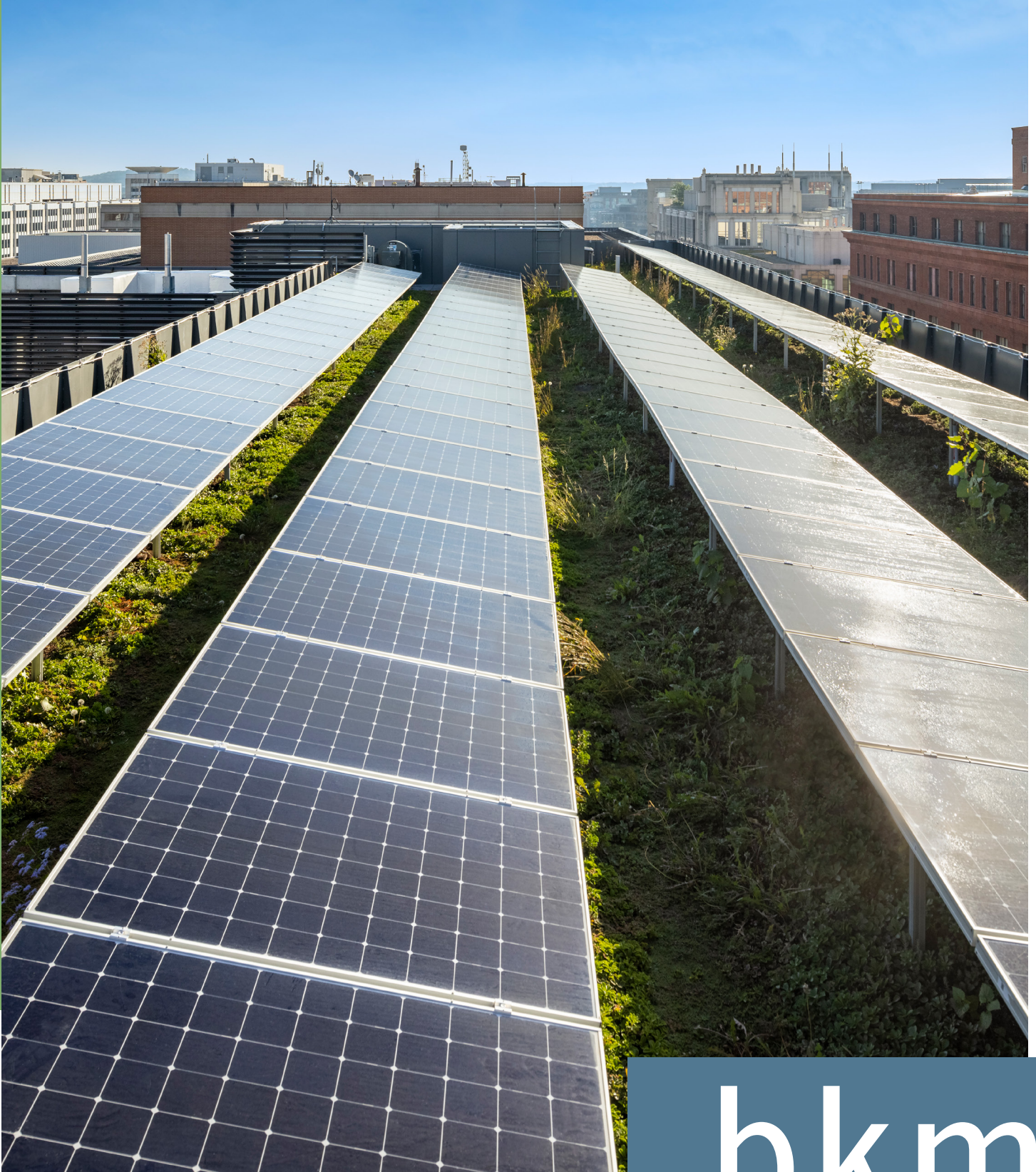


# MEP 2040 COMPANY PLAN



bkm





MEP 2040 COMMITMENT

# OUR COMPANY PLAN

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## WHAT IS MEP 2040?

MEP 2040 is a voluntary industry commitment that brings together MEP design firms and building industry partners with a shared goal of reducing the carbon impact of MEP systems. The initiative promotes collaboration, transparency, and continuous improvement by encouraging firms to collect and analyze data, exchange knowledge and lessons learned, implement strategies to lower both operational and embodied carbon, and monitor and report progress over time. Through collective action and the specification of lower-carbon systems, the movement aims to significantly decrease the overall carbon emissions associated with MEP Systems in the built environment.





## **PLANS & COMMITMENTS**



# COMMITMENT STATEMENT

BKMA, as a signatory to the MEP 2040 Challenge, pledges to:



1. Create and implement a plan to reduce embodied and operational carbon in MEP systems in support of the goals of MEP 2040 through informed material selection, specification, and supply chain collaboration.



2. Specify and review low GWP Refrigerants through constant collaboration with manufacturers and building owners.



3. Advance transparency and accountability by prioritizing and specifying MEP products with verified Environmental Product Declarations (EPDs).

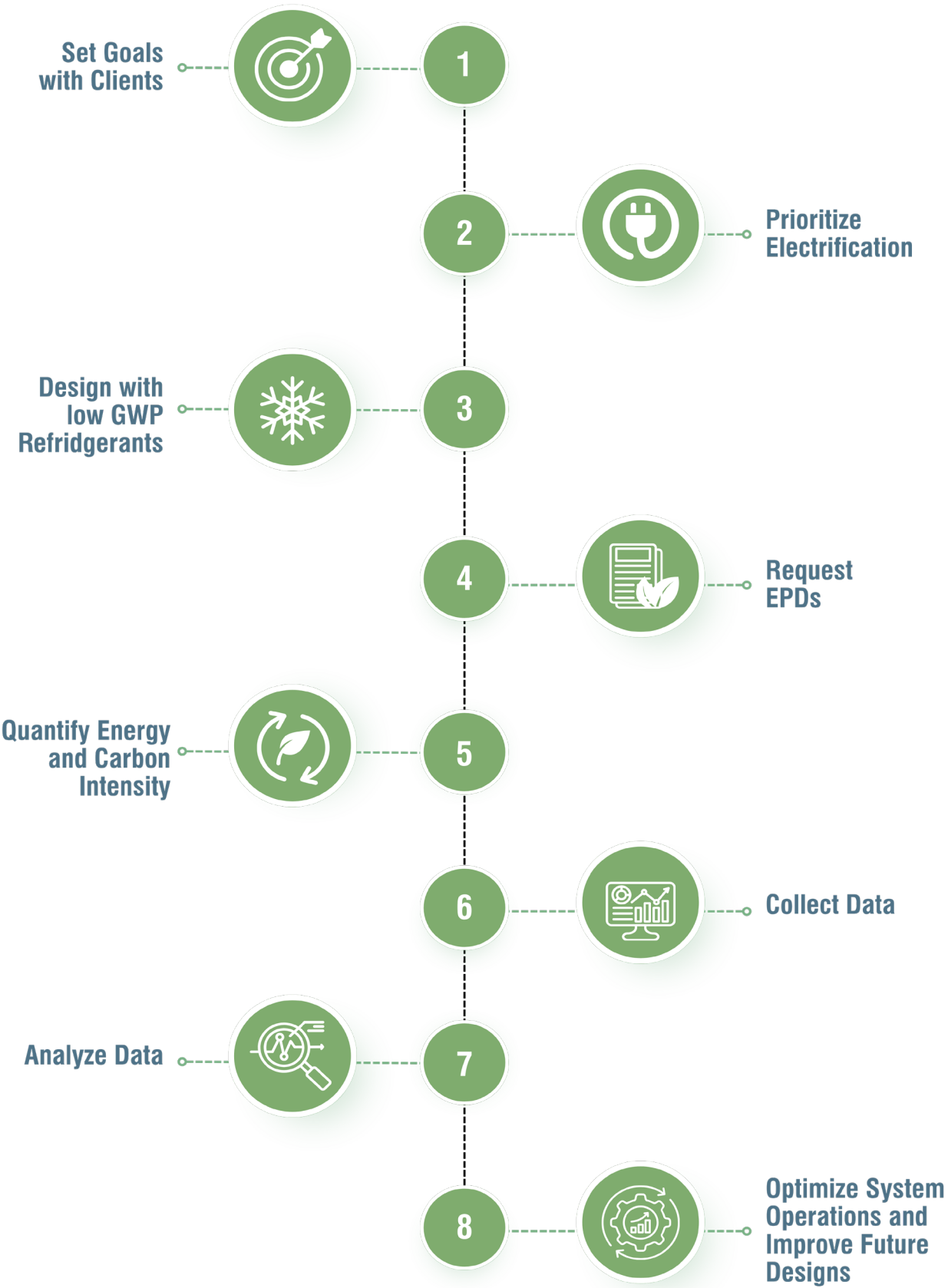


4. Participate in MEP 2040 forums to collaborate, exchange insights, and help advance and refine the program.



The Park School | Designed for Net-Zero

# PROJECT PROGRESS TIMELINE

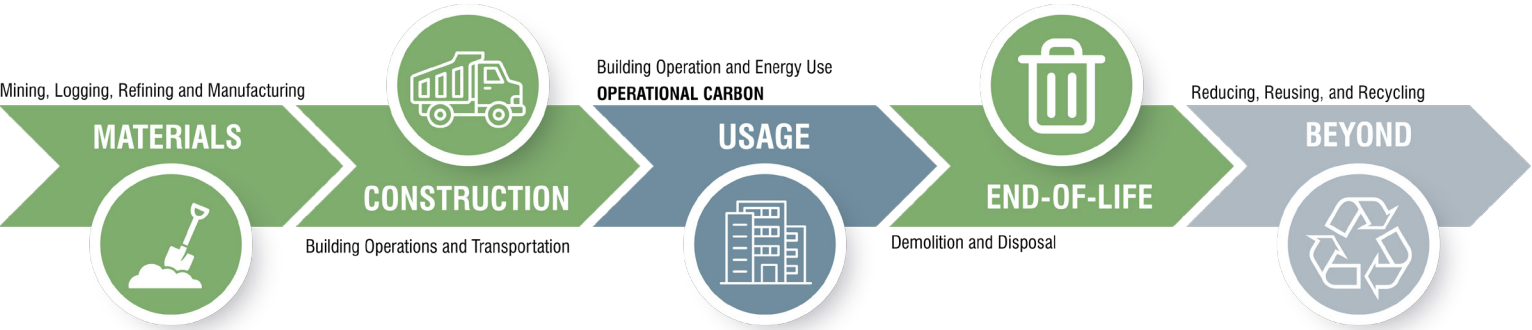




# COMMITMENT GOALS

## REDUCE EMBODIED AND OPERATIONAL CARBON

We’re prioritizing electrification, moving away from fossil-fuel-based heating, and using energy modeling and carbon accounting tools to quantify the true impact of our MEP designs. Operational carbon will be tracked using Energy Use Intensity and greenhouse gas intensity, ensuring performance is measurable and accountable. Embodied carbon is just as critical. We’re quantifying emissions associated with key MEP components, such as ductwork, piping, insulation, wiring, and refrigerants—using MEP 2040 resources to inform smarter design decisions.



## DESIGN WITH LOW GWP REFRIGERANTS

Refrigerants matter. We will be collaborating with owners, architects, and manufacturers to prioritize designing with low-GWP refrigerants, and optimizing system design to reduce refrigerant quantities.

## TRANSPARENCY AND ACCOUNTABILITY

Transparency is essential. Through thoughtful material selection and material collaboration, we actively partner with manufacturers to promote product transparency and support low-carbon manufacturing practices that include Environmental Product Declarations (EPDs) and verified carbon data. Our project specifications require contractors to provide EPDs whenever available, or a narrative explanation when they are not, ensuring accountability and greater insight into material impacts. To further support these efforts, we are developing an internal library of commonly specified materials that include EPDs, streamlining our ability to make informed, sustainable choices across projects.

## PARTICIPATION IN MEP 2040 FORUMS

By joining the MEP 2040 Community of Practice and participating in working groups, it allows our team to share lessons learned, benchmarking data and our best practices with our peers. Participating in external committees and industry groups allows advancement of awareness, collaboration, and further adoption of the MEP 2040 Commitment.

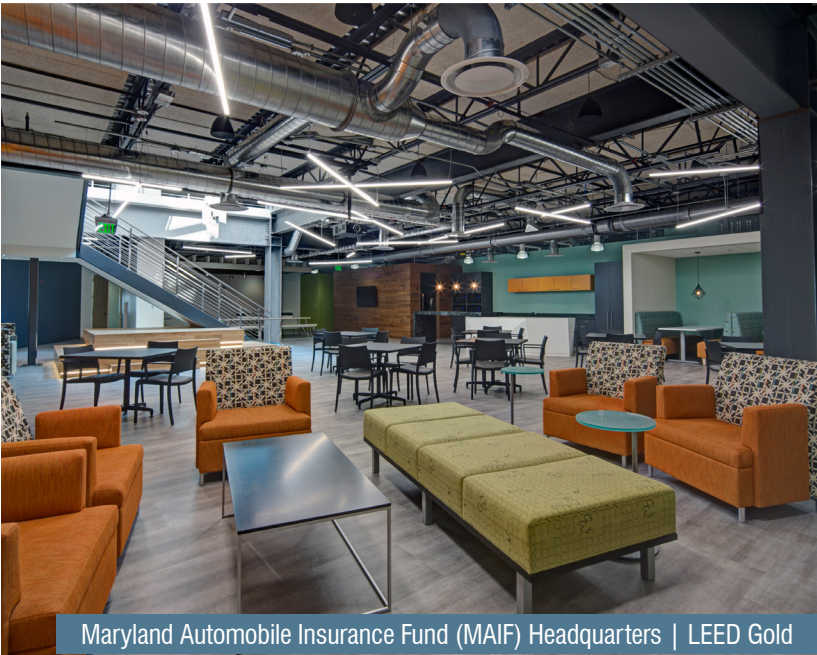
# COMMITMENT GOALS (Continued)

## REPORTING AND ACCOUNTABILITY

BKMA will report progress annually to both internal leadership and the MEP 2040 coalition including:

- Key performance indicators (KPIs) for EUI and embodied carbon.
- Keep and share a library of MEP components that have a EPDs.
- Case studies highlighting successful low-carbon projects.
- Lessons learned and updates to standered design practices.

*At BKM, this isn’t just a commitment—it’s how we design, how we lead, and how we engineer a more sustainable future.*







## FIRM OVERVIEW

Founded in Baltimore in 1968, BKM has delivered thousands of successful engineering projects across a broad range of markets—including healthcare, education, government, science and technology, mission-critical, commercial, housing, and senior living. Every project we deliver is driven by our commitment to efficiency, sustainability, and design excellence.



# STAYING COMMITTED

At BKM, our commitment to a sustainable future is not new—it's been at the core of our work for **58 years**. As designers of the built environment, we recognize the critical role MEP systems play in reducing carbon emissions and shaping high-performance spaces. Through our MEP 2040 Commitment to Net Zero, we are taking a bold, measurable step forward, aligning our design practices with industry and leading goals to eliminate operational and embodied carbon in the buildings we help create. This commitment reflects our responsibility to our clients, our communities, and the future, as we continue to design smarter, more efficient spaces where people live, work, and thrive.

58

Years of Experience

39%

of Technical Staff has Green Building Certifications

7.9M SF

of Sustainability Certified Projects

100+

Energy Models For Energy Code Compliance, Green Building Certification & Utility Incentives



VA Medicial Center (VAMC) Altoona | LEED Silver

# MISSION STATEMENT

We believe that engineers have a responsibility not only to meet today's needs, but also to help shape a low-carbon future. That's why we are proud to commit to MEP 2040.

This commitment means reducing both operational and embodied carbon in the systems we design. It begins early by engaging clients at the start of each project to align sustainability goals and continues through building operation, where we track carbon emissions and optimize system operations and improve future designs.

Together, we will help pave the way for resilient, sustainable solutions that benefit both our communities and the environment.

# SUSTAINABILITY LEADERSHIP



 **Hugo Diaz, PE, LEED AP**  
Director of Sustainability

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 443.563.5170

10+

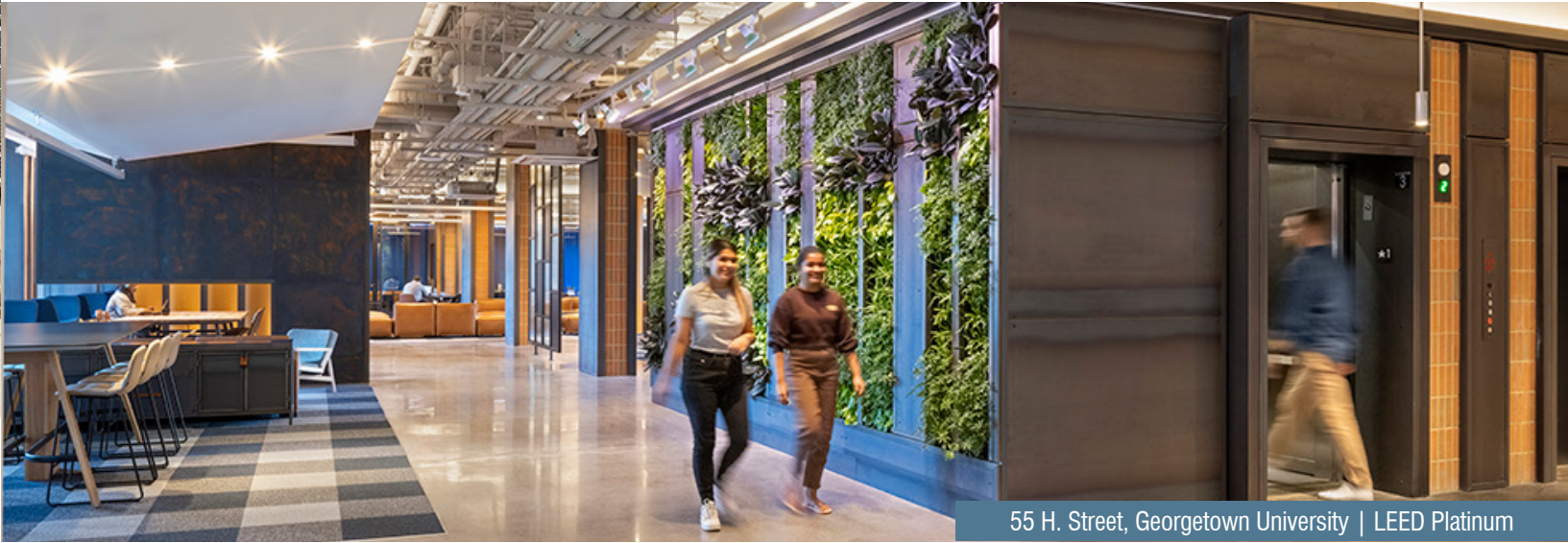
Years of Experience

30 HRS

of Annual Sustainability Training Hours

Member: ISPE Chesapeake Bay Sustainability Committee

As Director of Sustainability, Hugo leads our efforts to stay at the forefront of emerging trends in sustainability, including advancements in technology, evolving green building programs, and the latest energy codes. With more than a decade of experience in energy modeling, green building consulting, energy code compliance, and utility incentive programs, he is dedicated to helping our firm achieve its internal sustainability goals while guiding clients toward meeting and exceeding their own sustainability objectives. Hugo is passionate about educating clients and helping them recognize the value of designing more efficient, sustainable buildings while keeping projects practical and cost-effective.



55 H. Street, Georgetown University | LEED Platinum



Henle Village, Georgetown University | Designed to Achieve LEED Platinum



929 N. Wolfe Street, Johns Hopkins University | LEED Gold





## CONCLUSION

As a firm, we recognize the urgent need to adapt our practices for a sustainable future. Our commitment to the MEP 2040 initiative is rooted in a profound understanding of the Earth's limited resources and the necessity for our industry to collaborate in addressing current challenges. By creating frameworks for future engineers, we aim to pave the way for ongoing efforts in designing low-carbon buildings.

By prioritizing the reduction of both embodied and operational carbon in our projects, we strive to design buildings that are not only environmentally responsible but also economically viable in the long term. This alignment with our values of sustainability and resilience ensures we leave a healthier planet for future generations.

We believe that these initiatives will not only benefit our communities today but also safeguard the well-being of those to come.

*Let's work together toward a sustainable, low-carbon future.*

James Barrett, President

Hugo Diaz, Director of Sustainability



**Hugo Diaz, PE, LEED AP**

Director of Sustainability

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