



Sustainability in Practice | Bala Cynwyd Headquarters

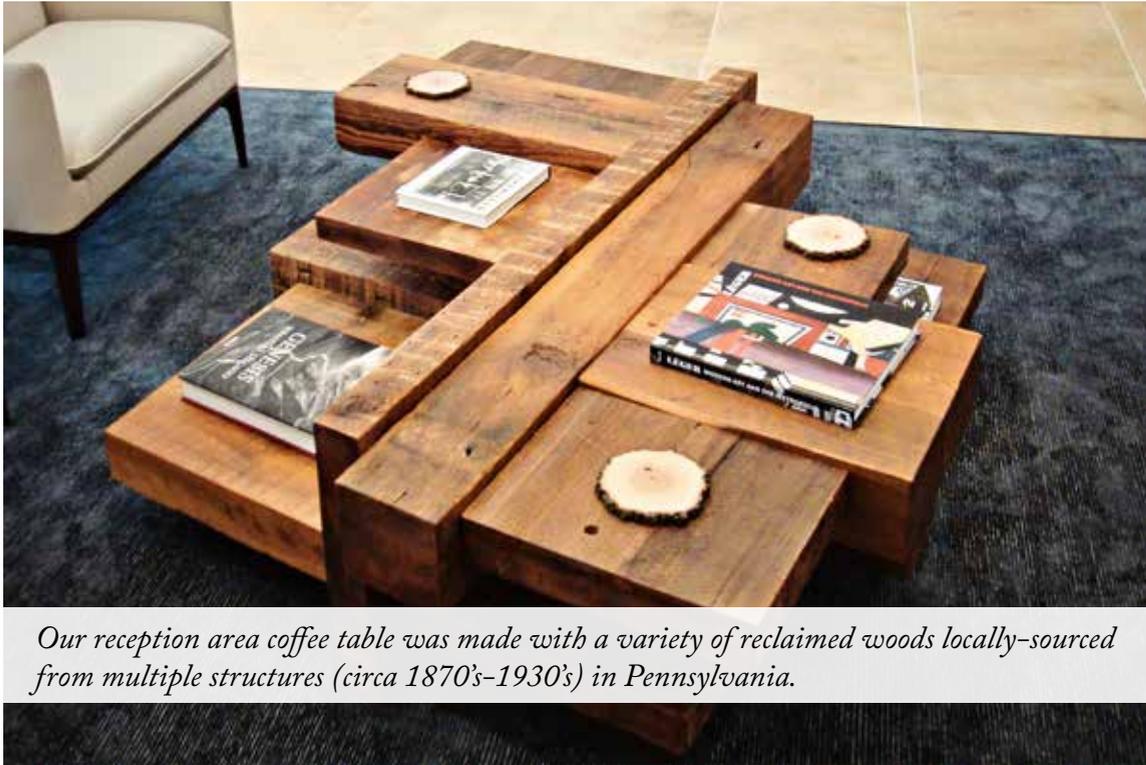


Our entry signage is made of reclaimed hemlock lumber locally-sourced from an old building.

welcome



At Manko, Gold, Katcher & Fox, LLP (MGKF), sustainability is a key component of our firm culture and our professional practice. As an environmental, energy and land use law and litigation practice, we have long been committed to providing the highest quality legal services to our clients while also acting as responsible stewards for the environment. When we recently relocated our Bala Cynwyd headquarters office from the fifth to the ninth floor of our existing building at 401 City Avenue, MGKF used the US Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System as a guide for sustainable design and construction.



Our reception area coffee table was made with a variety of reclaimed woods locally-sourced from multiple structures (circa 1870's-1930's) in Pennsylvania.

LEED for Commercial Interiors



Administered by the US Green Building Council, the LEED Green Building Rating System is the internationally accepted benchmark for the design, construction, and operation of high-performance green buildings. LEED for Commercial Interiors is the recognized system for certifying high-performance green tenant spaces that have a reduced environmental footprint, are healthy, productive places to work, and are less costly to operate and maintain. MGKF made the commitment to pursue certification of its new office suite under the LEED 2009 for Interior Design and Construction: Commercial Interiors Rating System in order to demonstrate market leadership, reduce environmental impacts, and promote occupant health and well-being. The project achieved LEED Gold® certification. MGKF is the first law firm in the Philadelphia region to achieve Gold level certification under LEED for Commercial Interiors for its office space.

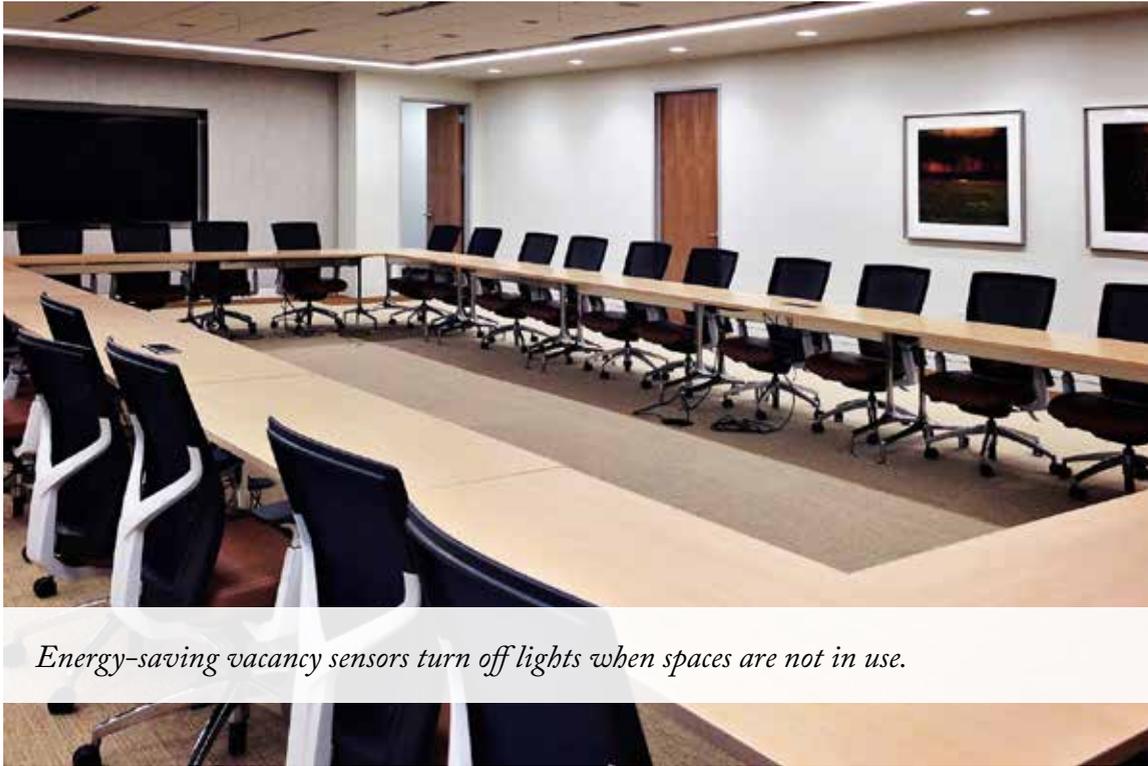


Interior glazing provides an abundance of natural light and reduces lighting demand.

work spaces



The MGKF office space benefits from large windows that provide an abundance of natural light and stunning views of the Philadelphia skyline. Perimeter offices feature full-height glass walls bordering the interior hallway, so that daylight and views extend through to interior spaces and reduce lighting demand.



Energy-saving vacancy sensors turn off lights when spaces are not in use.

energy efficiency



According to the LEED Reference Guide for Interior Design and Construction, “For commercial interior projects, the reduction of interior lighting power stands to be the greatest energy conservation method available.” The MGKF office suite is equipped with high-efficiency lighting technologies such as LED and compact fluorescent, which in total use 21% less electricity than a conventional office per LEED criteria. In addition, the suite is equipped with lighting controls to turn off lights when spaces are not in use, such as a time clock and vacancy sensors. MGKF purchased 50% green power for two years and 97% of eligible equipment and appliances purchased for the new office are ENERGY STAR labeled.



Reuse strategies divert material from the waste stream, such as these refurbished filing cabinets incorporated into the design of the MGKF suite.

reduce, reuse, recycle



MGKF achieved a 95% waste reduction, recycling, and reuse rate during demolition and construction of the new office suite. The firm also chose to relocate a majority of its furniture from the previous office space, thereby reducing the amount of virgin materials harvested and transported for manufacturing. MGKF was able to reuse 68% of existing furniture in the new office space, including desks, chairs, and filing cabinets.

When selecting new furniture and building materials for the suite, recycled content and local sourcing were carefully considered in the process. Local sourcing targets building materials and furniture sourced within 500 miles of the project site in order to reduce transportation impacts and support the regional economy. In total, the project achieved 42% regional materials and 20% recycled content.



MGKF's water conservation measures achieved a 32% water use reduction over a conventional office suite.

water conservation



MGKF selected low-flow plumbing fixtures to reduce potable water consumption. In total, MGKF uses 32% less potable water than a conventional office suite per LEED criteria. Reducing the amount of water used in buildings preserves natural resources and minimizes the burden on municipal water supply and wastewater treatment systems. MGKF installed low-flow plumbing fixtures inside the suite, including a shower and sink faucets. In addition, MGKF upgraded a core building restroom for further water conservation.



Formaldehyde-free wood doors and use of other low-emitting construction materials provide improved indoor air quality for MGKF employees.

indoor environmental quality



Newly manufactured building materials and furniture can release indoor air contaminants called volatile organic compounds, or VOCs, which may be odorous or irritating to building occupants. Many people know VOCs as “new car smell” or the smell of fresh paint. Special emphasis was placed on selecting building materials and furniture that release little or no VOCs to create a safe, healthy indoor environment. Low-emitting materials installed in the project include: adhesives, sealants, paints, coatings, flooring, walls, ceilings, doors, and casework.

Environmental stewardship has always been an important component of our practice and culture. From its founding, MGKF has also embraced these core principles: providing high quality legal services cost-effectively; understanding our clients' businesses; handling complex, cutting edge matters, regionally, nationally and internationally; creating a professional, collegial work environment; holding ourselves to high ethical standards; and combining our legal and technical services in a multi-disciplinary approach. All of these principles aim towards our singular goal: exceptional client service.

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