

EMBODIED CARBON ACTION PLAN



OAK POINT
ASSOCIATES

architecture
engineering
planning



OUR



Our Portsmouth, New Hampshire Office.

» OAK POINT ASSOCIATES is a studio-based design practice in which a full range of disciplines-- architecture, engineering, landscape architecture, and interior design-- work in collaboration as a full-service team from the very first conceptions of a project in order to ensure the greatest amount of cross-discipline collaboration.

Sustainability has been a core belief of our firm since its founding in 1979. We believe that it is our responsibility as a firm to improve and protect the resiliency of people and our environment. Oak Point Associates advocates for design that has a positive impact on the planet while also achieving our clients' goals.

We aim to do this by remaining up-to-date with the most forward-thinking and recent technologies, methods, and ideas throughout the design and construction processes. Our continued investment in these sectors is outlined in each pillar of the SE 2050 program.

In 2022, Oak Point Associates signed on to both the AIA 2030 and SE 2050 commitments to reduce the carbon impact of our projects. We also annually track the greenhouse gas emissions of our two offices. Through these internal and external efforts, we continue to challenge our professions' impact on the built environment. This Embodied Carbon Action Plan (ECAP) outlines how we are making these changes, both in the present and for the future.

VALUES



The Companies Founding Office in Biddeford, Maine.

LEADERSHIP

Under the guidance of President Rob Tillotson and a team of principals from various backgrounds within our design practice, Oak Point Associates is committed to fostering a culture that positively impacts the communities and environments we take part in. We will invest in our commitments by challenging our current sustainable practices as individuals and as a team. This will reduce our environmental footprint, both within our practice and in design projects.



Oak Point Associates Principals

“Designing and advocating for sustainability in our built environment is one of our core beliefs here at OPA. Our obligation to the climate is critical not only to our success, but to preserve our environment for future generations.”

- Scott Hughes, Principal

SE 2050 Goals:

1. Educate our clients and within our firm on the concept and importance of embodied carbon in design through formal and informal avenues.
2. Begin reporting projects to the SE 2050 database to build a baseline on embodied carbon with our current practices.
3. Identify the largest areas of impact in our design to reduce embodied carbon and begin evaluating ways to change our design norms and specifications to address these.
4. Advocate internally and externally the importance of tracking and reducing carbon footprint in projects in the broader community through professional and community groups.

EMBODIED CARBON REDUCTION CHAMPION



Caleb Chinburg, EIT
Structural Engineer

Caleb is an engineer working on the structural team at Oak Point Associates. He is dedicated to advancing sustainable practices and recognizes the significant impact structural engineering can have on reducing environmental footprints. Caleb is particularly focused on the use of low-carbon concrete as a strategy to minimize the environmental impact of our projects. He serves on the Oak Point Associates Sustainability Committee and represents the company as the SE 2050 Embodied Carbon Reduction Champion.

EDUCATION

Continuing to educate employees at Oak Point Associates is an important step to reaching our sustainability goals. Oak Point has a history of supporting sustainability-based learning opportunities, as proven by our 25 LEED Accredited Professionals.

Through the following additional educational strategies, we intend to further empower each member of our firm to act towards our SE 2050 commitment by learning more about embodied carbon within our projects.



Oak Point Associates founder Rob Tillotson

COMMITMENTS:

1. Distribute a firm-wide announcement of our pledge to join SE 2050.
2. Hold an Embodied Carbon 101 Webinar.
3. Attend a presentation or demo of at least one LCA-based tool.
4. Participate in CLF Community Hub.



Falmouth Elementary School; Falmouth, Maine

REPORTS

Measuring, tracking, and reporting embodied carbon data is an important step in understanding and analyzing the impact of our projects. This process will require the use of new tools and technologies to provide accurate and transparent data to the SE 2050 database. Though the long-term goal would be to track embodied carbon on all of our projects*, the strategies and goals below are a starting point for us in the first year.

** Oak Point Associates works on high security projects that do not allow us to provide data or information to the SE 2050 platform. Sustainable practices from our SE 2050 efforts will still be applied where applicable to these projects despite our reporting restrictions.*

Legend

↔ Net value (impacts + credits)

Product [A1-A3]

03 - Concrete
05 - Metals
06 - Wood/Plastics/Composites

Transportation [A4]

03 - Concrete
05 - Metals
06 - Wood/Plastics/Composites

Maintenance and Replacement [B2-B5]

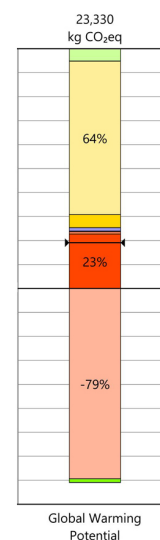
03 - Concrete
05 - Metals
06 - Wood/Plastics/Composites

End of Life [C2-C4]

03 - Concrete
05 - Metals
06 - Wood/Plastics/Composites

Module D [D]

03 - Concrete
05 - Metals
06 - Wood/Plastics/Composites



MEARNG Armed Forces Reserve Center; Brunswick, Maine

COMMITMENTS:

1. Submit four projects to the SE 2050 database.
2. Create an internal database of current EPD's for our most commonly used building materials.
3. Purchase an LCA software for embodied carbon calculations.
4. Determine a firm-wide LCA methodology for SE 2050 reporting.
5. Establish Project Sustainability Goals and/or a Carbon Budget with clients on at least four projects.

STRATEGY

Our firm recognizes that the overall purpose of the SE 2050 commitment is to lower the footprint of our projects. We intend to set the following specific and measurable goals to assess our firms' progress in reducing embodied carbon on project work using our reported data and scientifically-backed research and information.



Vegetated Roofs at Falmouth Elementary School

COMMITMENTS:

1. Set an embodied carbon reduction goal for 2025 with an implementation narrative.
2. Define two of the largest areas of opportunity for embodied carbon reduction within projects.
3. Update at least two specifications to incorporate embodied carbon performance.
4. Incorporate biogenic materials as an alternative to typical construction on at least one project.



Eastern Massachusetts National Wildlife Refuge Visitor Center; Sudbury, Massachusetts

ADVOCACY

Though our firm believes in a “practice first” methodology for making an impact, communication and knowledge sharing are important steps in gaining traction for sustainable practices throughout our industry.

If we want to make the biggest impact possible, we cannot go it alone. Through the following communication strategies, we intend to act as leaders in embodied carbon reduction among our clients, the design community, and the public.



Cottages at Great Pond; Hancock County, Maine

COMMITMENTS:

1. Create marketing materials on sustainability practices including SE 2050 for prospective clients.
2. Declare the firm's SE 2050 commitment on our website.
3. Give an external presentation on embodied carbon on a project or lessons learned.
4. Encourage industry adoption of low-carbon materials through conversation with suppliers and manufacturers.
5. Participate in a sustainability committee of an NCSEA or ASCE SEI local chapter.

