



RETIREMENT COMMUNITY

CLEAN BUILDINGS SPOTLIGHT

Broadmead's BEPS Decarbonization Plan



At a Glance Broadmead's Decarbonization Plan

Phase I:
Benchmark Campus

Phase II:
Conduct Energy Audits

Phase III:
Catalogue Inefficient
Equipment

Phase IV:
Develop Equipment
Replacement Plan

Phase V:
Implement Building
Upgrades Over Time

Broadmead is a Life Plan retirement community in Baltimore County situated on a sprawling countryside campus that includes garden-style apartments, mid-rise buildings, assisted living and skilled nursing residences, and a multi-use community center. With **Building Energy Performance Standards (BEPS)** compliance targets in mind, Broadmead developed a *Community Sustainability Plan & Campus Master Plan* to decarbonize its campus through electrification. To achieve their energy goals, Broadmead is taking the following steps:

Mobilizing Internal Team: Ensure Broadmead staff understands BEPS compliance targets, as well as long-term decarbonization plans.

Taking Stock: Benchmark entire campus to establish baseline energy performance and conduct energy audits.

Engaging Residents: Create processes for involving residents to ensure alignment and support for building upgrades.

Prioritizing Efficiency: Install LED lighting and ENERGY STAR-certified appliances and update building automation systems.

Embracing Electrification: Replace fossil fuel-powered boilers and chillers with highly efficient, multi-zone air source heat pumps for heating and cooling.

"Broadmead holds a deep commitment to environmental stewardship through the community's Quaker values. Complying with Maryland's BEPS aligns with our goals and will lead to a healthier, more resilient home for residents." Gina Mathias, Vice President of Sustainability, Broadmead



Maryland
Energy Administration

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