

Green Building Certification



A practical, affordable approach to certification

A recent survey of building owners indicates that the biggest obstacle to Greening their buildings is the multi-disciplinary nature of the effort.

Unlike newly designed and constructed buildings, teams Greening existing structures face unique challenges such as legacy heating, ventilating, air conditioning and lighting systems; existing budgets and budget processes and varying occupant requirements and requests. It takes time to understand a rating system, formulate a plan and execute it - a challenge not readily solved by the day-to-day building team. With the right team and right processes, Greening a project is both manageable and affordable.

SOLUTIONS

Boasting one-third of all current certifications in the LEED-Existing Building: Operations & Maintenance certification category, our team provides:

- Cost-effective certification capabilities.
- Ability for building team to focus on core responsibilities.
- Certification of one building, or a portfolio of buildings on time and on budget.
- Clear, concise deliverables with no hidden costs.
- Web-based training and tools quickly introduce building team to their roles and responsibilities.
- Manageable tasks to gather only the information necessary for the certification.
- Project management and project tools to keep the certification process moving forward.
- Immediate access to proven no- and low-cost techniques that directly lower operating expenses.

But perhaps most importantly, real people. Subject matter experts and mentors walk you through the process and answer all your questions.

WHY TRANSWESTERN?

Your building is unique. Each Green strategy is unique based on the building's needs. Transwestern delivers customized, robust certification services that reflect the individual needs of the client and the building. Get started today. Green is cost effective and makes a direct impact on your bottom line, our planet and the health and productivity of the building's tenants.

CASE STUDY

MACARTHUR PLAZA

Irving, TX



MacArthur Plaza is the first multi-tenant high rise building in the Dallas/Ft. Worth area, and the second office building in Texas, to receive Silver certification by the USGBC under the LEED-EB: O&M program.

- Low cost operational adjustments made to the project included:
 - Green cleaning, integrated pest management, improvements to exceed indoor air quality standards.
- Building recycling program - **\$13,400 annual savings**. Cost: \$9,700 Payback: .86 years
- Irrigation and water reduction - **\$6,200 annual savings**. Cost: \$15,000 Payback: 2.5 years
- Green landscaping - **\$4,800 annual savings**. Cost: \$2,350 Payback: .5 years
- Corridor lighting retrofit - **\$4,000 annual savings**. Cost: \$6,600 Payback: 1.64 years