

Green Globes® Sustainable Interiors Guides Mackenzie to a More Efficient Workplace



Mackenzie's multidisciplinary design firm knew from day one that it wanted a sustainable office space for their new Vancouver, Washington location. The team chose Green Globes® to verify the environmental features of the tenant improvement project and assigned Architect and Green Globes Professional (GGP) Adam Olsen to spearhead the process. "As the GGP, I orchestrated and tracked the process and proved that we were meeting the credit intent to our Green Globes Assessor, which streamlined certification." Leveraging Olsen's Green Globes proficiency, Mackenzie's Vancouver space became the second tenant improvement in the nation to earn Four Green Globes under Green Globes for Sustainable Interiors (SI).

When Olsen noticed that the project's sustainable measures already placed them in the Three Green Globes category, he wanted to raise the bar. "I conducted an internal cost comparison for commissioning and sub-metering the energy use of our tenant space, which would get us to the Four Green Globes rating threshold," recalls Olsen. Both items were ultimately included.

Susan M. Gray, Senior Portfolio Manager for FC Services, a Killian Pacific Company, says meeting Mackenzie's request for sub-metering aligned with Killian Pacific's relationship-based culture and values. "As a landlord, we truly believe in

supporting our tenants and their initiatives. Creating a partnership with our tenants is primary for us, so we were happy to help Mackenzie achieve their goal."

SUSTAINABILITY FEATURES

- Lighting load reduction of at least 50% through occupancy sensors and photocell lighting controls coordinated with available daylight
- Comprehensive training on sensors, systems and equipment
- Energy sub-metering for lighting, plug loads and electricity used for HVAC (through independent high-efficiency fans tied into the rooftop's HVAC system)
- Monitoring features, which allow the tenant to evaluate electricity usage in real time





Attention to the Details

While obtaining the sub-metering system was a goal, Olsen wanted the information to be publicly visible. He spoke with the electrician in the field to determine what could be done to monitor their usage. Now, the main metering display is showcased in the reception area. "It stands at the forefront of what we do," says Olsen. "Our firm performs hundreds of tenant improvements each year, and we'll be able to share evident cost-savings strategies with our clients."

Green Globes awards points for commissioning because it's critical to ensure efficient operations. Contractors select equipment to meet specifications but they have no means to properly test it after installation. Commissioning provides assurances on how the systems are working individually and as a collective. "It's amazing how many things don't work quite right and would remain unfixed without commissioning," remarks Olsen. "For example, our commissioning agent discovered that our occupancy sensors didn't turn off the lighting in line with the target, and some

never turned off at all. With tiny adjustments, she was able to ensure the systems perform properly."

Killian Pacific inspires enduring partnerships. "We're creating the synergy of a community," explains Gray. "It knits us and our tenants together, and we all benefit from a long-term relationship." Because Mackenzie plans to stay in the space over time, it was important to develop training for future employees to maximize performance in ongoing operations. They captured Green Globes credit for written and digital versions of the operations and maintenance manual that include warranty information, product instructions and video training.

Proud of its Green Globes accomplishments, Mackenzie bussed employees from its Portland, Oregon office to a walk-through of the Vancouver space. "We educated employees about different aspects of the project and it was a great way to share what we learned through the Green Globes process," Olsen says.