GREEN GLOBES FOR SUSTAINABLE INTERIORS
GREEN GLOBES’ SUSTAINABLE INTERIORS GUIDES MACKENZIE TO A MORE EFFICIENT WORKPLACE.

Mackenzie’s multidisciplinary design firm based in Portland Oregon 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 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.”
INNOVATIVE MEASURES AND PROVEN TECHNOLOGY PROPELLED MACKENZIE TO GREEN GLOBES SIL HIGHEST RATING:

- 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

In tandem with implementing sub-metering, Olsen wanted to make the usage data publicly available. He consulted with the project electrician about the available options, and 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. Although contractors select equipment to meet certain specifications, they have no means to properly test its performance after installation. Commissioning provides assurances on how the systems are working individually and collectively. “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 achieved Green Globes credit for hardcopy and digital versions of the operations and maintenance manual, which includes warranty information, product instructions and video training.

Proud of its Green Globes accomplishments, Mackenzie bussed 150 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.

> GREEN GLOBES RATINGS

Once an assessment is verified by a third party, properties achieving a score of 35% or more receive a Green Globes rating based on the percentage of total points (up to 1000) achieved.

85-100% (FOUR GREEN GLOBES)
Demonstrates national leadership and excellence in the practice of water, energy and environmental efficiency to reduce environmental impacts.

70-84% (THREE GREEN GLOBES)
Demonstrates leadership in applying the best practices regarding energy, water, and environmental efficiency.

55-69% (TWO GREEN GLOBES)
Demonstrates excellent progress in achieving reduction of environmental impacts and use of environmental efficiency practices.

35-54% (ONE GREEN GLOBE)
Demonstrates a commitment to environmental efficiency practices.