



> **Green Globes** for New Construction

MITSUBISHI ELECTRIC CORPORATION HIGHLIGHTS SUSTAINABLE MENTALITY WITH GREEN GLOBES

As a manufacturer of extremely efficient ductless heat pumps and air conditioners, sustainable thinking is built into the fabric of Mitsubishi Electric US Inc.'s Cooling & Heating Division business operations as well as the company's products. The opening of its new world-class business headquarters in Suwanee, Georgia inspired Mitsubishi Electric to seek Green Globes certification for multiple reasons.

"This facility utilizes our own equipment and we wanted to show how it aligns with a Green Globes-certified building," notes Joe Vaughan, manager, Application Support and Development at Mitsubishi Electric US Cooling & Heating. "Increasing efficiency and environmental awareness is important to us. Green Globes certification offers a way to provide guidance to our customers not only on how to design efficient and environmentally friendly facilities, but also to be recognized for doing so."

Beginning with the initial survey, Vaughan recognized Green Globes was different. "I was often amazed at what the survey covered and the details it went into to ensure we received credit for each environmentally friendly aspect of our building," he says. "The process was very simple to understand and implement."

Adam Wilson, project manager, Atlanta's Kajima Building & Design Group, Inc., was involved in the new headquarters' design and construction, and he found Green Globes to be a user-friendly verification tool. "The survey was extremely thorough yet not too time consuming. The assessor was available to discuss everything and helped us understand the type of information useful for Green Globes' certification."

"Mitsubishi Electric's commitment to sustainable practices was clear from the outset and the Green Globes rating was a much easier and affordable way to document what they were already doing right"

ADAM WILSON Atlanta's Kajima Building & Design Group, Inc. Project Manager



PROJECT RATING:
TWO GREEN GLOBES



THE 58,000-SQUARE-FOOT FACILITY ACHIEVED TWO GREEN GLOBES THANKS TO SUSTAINABLE PRACTICES SUCH AS:

- An integrated design approach beginning with the kick-off meeting and used throughout the design process, as well as green design goals clearly identified in the pre-design phase
- Native vegetation landscaping and exterior lighting that reduces nighttime light pollution
- An HVAC system which features a VRF (Variable Refrigerant Flow) zoning system that utilizes variable speed compressor technology
- A Building Automation System that incorporates seasonal variations in its control of the lighting and HVAC systems
- Specified heating units with ultra-low nitrogen oxide emissions and ultra-low carbon-dioxide emissions
- Water conservation from the highest efficiency



TARGETED OPPORTUNITIES

Mitsubishi Electric's team had a few questions as it finalized the survey, and the Green Globes Assessor provided welcomed assistance.

"The assessor clarified survey questions for us and made recommendations to make sure we received maximum credits for our environmental measures," says Vaughan.

When the assessor came for the on-site inspection, he found additional areas of improvement that carried limited financial impacts. "This was my first experience with Green Globes and I thought the assessor was very knowledgeable," remarks Wilson. "Green Globes is so much more than a bulleted list of items to check off, and I learned there are many opportunities to increase building efficiency."

Vaughan was struck by the personalized attention and the helpful suggestions in the final report. "I didn't feel that this was just another walk through for the assessor—he really seemed to care about our rating," explains Vaughan. "The process gave us an opportunity to evaluate the current status of our building and have a roadmap to define our building's future. We now have ideas for additional improvements to building efficiency and to further preserve the environment."

> 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 1,000) 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

