



90
ENERGY STAR® score

23%
reduction in conventional
commuting trips

35%
reduction in indoor water
use

LEED Project Team

Owner:
Crescent McKinney
Olive, LP

Property Management:
Crescent Property
Services, LLC

Consultant:
LORD Green Real Estate
Strategies, Inc.

Commissioning Agent:
Command
Commissioning, LLC

LEED® Facts

LEED for Existing Buildings: O+M
(v4)

Certification Awarded November 2018

GOLD 63*

Location & Transportation 5/18

Sustainable Sites 2/10

Water Efficiency 10/12

Energy & Atmosphere 27/38

Materials & Resources 1/8

Indoor Environmental Quality 11/17

Innovation 3/6

Regional Priority Credits 4/4

*Out of a possible 110 points

LORD
GREEN STRATEGIES

McKinney & Olive

Dallas, Texas



McKinney & Olive is a 20-story, Class A+ office building located in the uptown district of Dallas, Texas. Construction was completed in 2016, and LEED® Core and Shell certification was pursued. The property has now achieved the prestigious LEED® v4 for Building Operations and Maintenance: Existing Buildings Gold certification. Project highlights include the following:

LOCATION AND TRANSPORTATION

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- **Reduced emissions from conventional commuting trips by 23%.** This reduction was attributed to the use of fuel efficient vehicles by building occupants.

SUSTAINABLE SITES

2 of 10



- **Reduced the heat island effect.** There is a parking garage which covers 88% of parking spaces at the property.
- **Implemented a Site Management policy.** Site management practices included composting 100% of landscape debris, applying organic fertilizer based on soil testing, monitoring irrigation systems biweekly for leaks, and using manual methods for weed control.

WATER EFFICIENCY

10 of 12



- **Reduced indoor plumbing water use by 35% compared to standard fixtures.** Existing high efficiency fixtures reduce water usage by approximately 939,500 gallons per year.
- **Reduced outdoor water use by 68% compared to the LEED baseline.** Irrigation demand was reduced by having on-site native and adaptive vegetation, as well as a high efficiency irrigation system with weather-based electronic controls and pressure compensating drip system.

ENERGY AND ATMOSPHERE

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- **Earned EPA's ENERGY STAR Certification.** McKinney & Olive is currently ENERGY STAR certified with a score of 90. This score ranks in the top 10% in energy efficiency among similar properties.
- **Implemented low-cost Energy Conservation Measures.** The following ECMs were identified in the ASHRAE Level II Audit and completed during the performance.
 - Supply air temperature reset based on outside air temperature
 - Chilled water supply temperature reset
 - Reduced condenser water supply temperature setpoint to increase chiller efficiency
 - Installed return air openings at several Air Handling Units to reduce supply fan power consumption
 - Committed to changing air filters based on differential pressure drop to reduce fan power consumption
 - Cleaned white roof to increase reflectivity resulting in less heat gain

These ECMs are estimated to save 273,490 kWh annually and will result in an annual reduction of 204 Metric Tons CO₂. That is equivalent to the emissions produced from the electricity usage of 31 homes for a year.

- **Implemented an Ongoing Commissioning Plan.** The plan includes regular point monitoring, system testing, performance verification, corrective action response, ongoing measurement, and quarterly reports with performance analysis and deficiency logs.

MATERIALS AND RESOURCES

1 of 8



- **Reduced mercury content in lamps.** The property implemented a lamp purchasing plan which reduced the overall mercury content of the building to less than 35 picograms per lumen-hour.

INDOOR ENVIRONMENTAL QUALITY

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- **Purchased 100% sustainable cleaning products during the performance period.** Sustainable purchases included Green Seal®-certified cleaning chemicals, as well as paper products with recycled content.
- **Using high grade air conditioning filters.** All outside air is filtered with MERV 8 pre-filters and MERV 13 final filters resulting in improved air quality for building occupants.
- **Achieved quality views to the outdoors for 62.32% of occupied spaces.** Due to existing office space layouts and prominent vision glazing, quality views are provided for the majority of occupied areas.