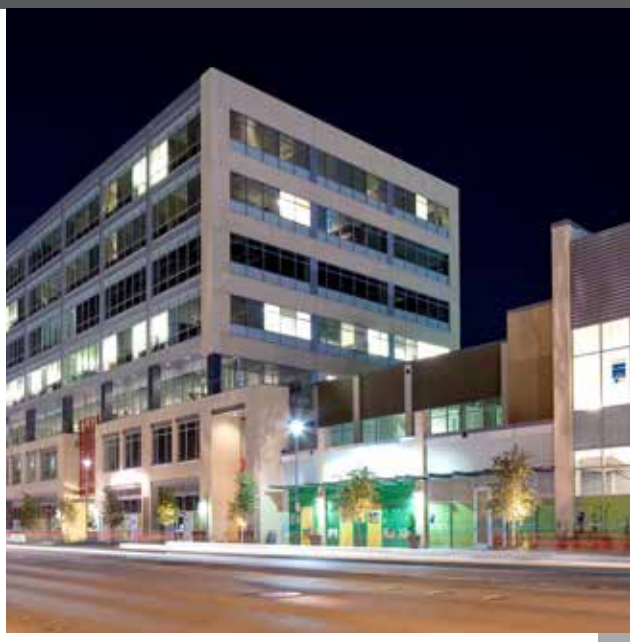
Jordan & Skala Engineers

case study: **Cypress Equities | West 7th NE Block Office Tower**

LEED SILVER

LEED-CS v2.0 Overview

Sustainable Sites	**8** of 15
Water Efficiency	**2** of 5
Energy & Atmosphere	**4** of 14
Material & Resources	**4** of 11
Indoor Environmental Quality	**6** of 12
Innovation	**5** of 5
TOTAL	**29 of 62**



Located in Fort Worth, Texas, this commercial office building is a 389,416 sf that includes a cast-in-place concrete structural system, Acme brick, low-e and spandrel insulated glass panels, aluminum storefront, pre-finish ribbed metal panels and painted exposed steel. Each floor is served by water cooled VAV-air-handling units. An energy management system monitors and controls the mechanical system and individual meters monitor electrical power usage.

PROJECT ACHIEVEMENTS

SUSTAINABLE SITES

- Pedestrian access provided to more than ten amenities allowing occupants to reduce carbon dioxide emissions by walking or bicycling
- An ASTM E1903-97 Phase II Environmental Site Assessment identified perceived brownfield contaminants and remediated the brownfield site of its contaminants prior to development
- 97.77% of roof area uses a high reflectance roofing material to reduce the heat island effect associated with roof surfaces
- 77.61% of on-site parking stalls are located undercover to reduce the heat island effect associated with non-roof surfaces

WATER EFFICIENCY

- Building reduces potable water use by 40.80% from a calculated baseline by the installation of low-flow water closets, urinals and lavatory faucets

INDOOR ENVIRONMENTAL QUALITY

- Building specifies and installs low emitting paints, coating, adhesives and carpet systems
- 95.78% of all regularly occupied spaces have access to daylight to enhance occupant comfort and productivity
- 99.70% of all regularly occupied spaces with access to quality views to enhance occupant comfort and productivity

ENERGY & ATMOSPHERE

- Building implemented energy efficiency measures to achieve 15.50% energy cost savings using ASHRAE 90.1. Design strategies include lower lighting density, additional wall insulation, additional roof insulation, occupancy sensors, and high efficiency water source heat pumps
- Environmentally friendly refrigerants are used and achieve an 89.9 per ton refrigerant impact to minimize the emission of refrigerant compounds that contribute to ozone depletion and global warming

MATERIALS & RESOURCES

- Building specifies and uses building products with high recycle content to achieve 33.27% of building products with high recycle content which reduce the demand for virgin materials
- Building specified and used over 56.02% of building products manufactured, sourced and/or produced within 500 miles of the project site to support the local community and reduced transportation related carbon dioxide emissions

INNOVATION IN DESIGN

- Building achieves Exemplary Performance for recycle content in products by demonstrating that 33.27% of the building's materials have been manufactured using recycled content
- Building achieves Exemplary Performance for regional materials by demonstrating that 56% of the building's materials have been extracted, manufactured and/or sourced within 500 miles of project site

project highlights

40% reduction in potable water use

99% of seated spaces have access to exterior views

15% light power density is 21% below ASHRAE 90.1-2007 standards

U.S. GREEN BUILDING COUNCIL MEMBER

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SUSTAINABLE SITES 8/15

SSc1	Site Selection	1/1
SSc2	Development Density & Community Connectivity	1/1
SSc3	Brownfield Redevelopment	1/1
SSc4.1	Alternative Transportation Public Transporation Access	1/1
SSc4.2	Alternative Transportation Bicycle Storage & Changing Rooms	0/1
SSc4.3	Alternative Transportation Low Emitting & Fuel Efficient Vehicles	0/1
SSc4.4	Alternative Transportation Parking Capacity	1/1
SSc5.1	Site Development Protect or Restore Habitat	0/1
SSc5.2	Site Development Maximize Open Space	0/1
SSc6.1	Stormwater Design Quantity Control	0/1
SSc6.2	Stormwater Design Quality Control	1/1
SSc7.1	Heat Island Effect Non-roof	1/1
SSc7.2	Heat Island Effect Roof	1/1
SSc8	Light Pollution Reduction	0/1
SSc9	Tenant Design & Construction Guidelines	1/1

WATER EFFICIENCY 2/5

WEc1.1	Water efficient Landscaping Reduce By 50%	0/1
WEc1.2	Water Efficient Landscaping No Potable Water Use or No Irrigation	0/1
WEc2	Innovative Wastewater Technologies	0/1
WEc3.1	Water Use Reduction 20% Reduction	1/1
WEc3.2	Water Use Reduction 30% Reduction	1/1

ENERGY & ATMOSPHERE 4/14

EAc1	Optimize Energy Performance	4/8
EAc2	On-site Renewable Energy	0/1
EAc3	Enhanced Commissioning	0.1
EAc4	Enhanced Refrigerant Management	0.1
EAc5.1	Measurement & Verification Base Building	0/1
EAc5.2	Measurement & Verification Tenant Submetering	0/1
EAc6	Green Power	0/1

MATERIAL & RESOURCES 3/13

MRc1.1	Building Reuse Maintain 75% of Existing Walls, Floors & Roof	0/1
MRc1.2	Building Reuse Maintain 95% of Existing Walls, Floors & Roof	0.1
MRc1.3	Building Reuse Maintain 50% of Interior Non-structural Elements	0/1
MRc2.1	Construction Waste Mgmt Divert 50% from Disposal	0/1
MRc2.2	Construction Waste Mgmt Divert 75% from Disposal	0/1
MRc3	Materials Reuse 1%	0/1
MRc4.1	Recycled Content 10% (Post-consumer + 1/2 Pre-consumer)	1/1
MRc4.2	Recycled Content 20 % (Post-consumer + 1/2 Pre-consumer)	1/1
MRc5.1	Regional Materials 10% Extracted, Processed & Manufactured Regionally	1/1
MRc5.2	Regional Materials 20% Extracted, Processed & Manufactured Regionally	1/1
MRc6	Certified Wood	0/1

INDOOR ENVIRONMENTAL QUALITY 6/12

EQc1	Outdoor Air Delivery Monitoring	0/1
EQc2	Increased Ventilation	0/1
EQc3	Construction IAQ Management Plan During Construction	0/1
EQc4.1	Low-Emitting Materials Adhesives & Sealants	3/1
EQc4.2	Low-Emitting Materials Paints & Coatings	0/1
EQc4.3	Low-Emitting Materials Carpet Systems	0/1
EQc4.4	Low-Emitting Materials Composite Wood & Agrifiber Products	0/1
EQc5	Indoor Chemical & Pollutant Source Control	0/1
EQc6	Controllability of Systems Thermal Comfort	0/1
EQc7	Thermal Comfort Design	1/1
EQc8.1	Daylight & Views Daylight 75% of Spaces	1/1
EQc8.2	Daylight & Views Views for 90% of Spaces	1/1

INNOVATION 5/5

IDc1	Innovation in Design	4/4
IDc2	LEED Accredited Professional	1/1

LEED for Core & Shell v2.0

29/62
Total Points Achieved

CERTIFIED	**SILVER**	GOLD	PLATINUM
23-27 points	**28-33 points**	34-44 points	45-62 points