



OPPORTUNITY/CHALLENGE

Managed by Transwestern and owned by Falcon Southwest, MacArthur Plaza is a 185,000 square foot, Class “A” office building located in Irving, Texas. The project was built in 1983 and renovated in 2004. MacArthur Plaza was awarded the ENERGY STAR® label in 2001, 2003 and 2007. It is the first multi-tenant high rise building in the Dallas/Fort Worth area, and the second office building in Texas, to receive the Silver certification by the U.S. Green Building Council (USGBC) under the Leadership in Energy and Environmental Design (LEED®) for Existing Buildings: Operations and Maintenance program.

SOLUTION

Operational changes - New “green” cleaning supplies, building recycling program, integrated pest management, erosion control and landscape management plan, improvements to exceed indoor air quality standards and improve water efficiency.

Energy Management System - Energy costs only \$1.50 per square foot. ENERGY STAR score of 87.

VALUE ADDED BY TRANSWESTERN

GREEN LANDSCAPING PROJECT					
Cost	Cost PSF	Annual Savings	Annual Savings PSF	Payback	
\$2,345	\$.01 psf	\$4,800	\$.03 psf	.5 yrs	
CORRIDOR LIGHTING RETROFIT					
Cost	Cost PSF	Annual Savings	Annual Savings PSF	Payback	Annual Energy Savings
\$6,578	\$.04 psf	\$4,007	\$.02 psf	1.64 yrs	1%
RECYCLING PROGRAM					
Cost	Cost PSF	Annual Savings	Annual Savings PSF	Payback	Annual Energy Savings
\$9,662	\$.05 psf	\$13,400	\$.07psf	.86 yrs	%
IRRIGATION/WATER REDUCTION					
Cost	Cost PSF	Annual Savings	Annual Savings PSF	Payback	Annual Energy Savings
\$14,985	\$.08 psf	\$6,200	\$.03 psf	2.5 yrs	%