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MLK Building Achieves 3 Green Globes Certification



Sustainable Performance Solutions LLC (SPS), a South Florida-based engineering firm with its practice focused on energy and sustainability consulting, has assisted in the Green Globes certification of the MLK Office Building, a 15-year old, 5-story, 184,000 ft² commercial office building in Miami, Florida, occupied by Miami-Dade County employees under a lease-purchase agreement with BAC Funding Corp. In addition to providing Green Globes Professional services, SPS performed an investment grade energy audit, reviewed submittals for all installed energy conservation measures (ECMs) recommended in its energy audit report, prepared and submitted both a measurement and verification (M&V) plan and a comprehensive maintenance plan, and is providing three years of on-going M&V services.

The project was originally required by Miami-Dade County to achieve a minimum of LEED Silver certification and, at the request of the owner, Green Globes was approved as an acceptable alternative, provided the building received a minimum of Two Green Globes (considered equivalent to LEED Silver) under the current Continual Improvement of Existing Buildings (CIEB) standard. In October 2016, the building received a Three Green Globes rating – equivalent to LEED Gold – from the Green Building Initiative, a nonprofit organization dedicated to accelerating the adoption of building practices that result in energy-efficient, healthier and environmentally sustainable buildings. The project achieved the higher-than-required level of certification by demonstrating a commitment to sustainability through policies, procedures, and significant physical improvements to the building. These included implementation of a majority of the energy audit ECM recommendations, such as

installation of a reflective roof coating, a building lighting retrofit to install LEDs and occupancy sensors, adding variable frequency drives (VFDs) and associated controls to the condenser water pumps, upgrade of the building's energy management system (EMS), and installation of CO₂-based demand-controlled ventilation (DCV). As part of the process, the building developed a diesel fuel management plan that includes guidance on preventative maintenance and spill response, and a building-specific environmental management document that includes a list of environmental aspects, objectives and targets, standard operating procedures, a monitoring and measuring log, and a corrective action form.

In addition to the owner and SPS, other members of the project team included PTA Property Management, property manager; A.C.T. Services, construction manager; Edd Helms, mechanical and controls contractor; and Blue Hill Electric, lighting contractor.